

86-30-01-76-002

**TERRY FINLEY SURVEYING & MAPPING**

Ohio Registered Surveyor #S-7222  
155 Mockingbird Hill, Zanesville, OH 43701  
Phone or FAX (740) 454-8721

**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of the Sixth Ward thereof; and also being part of those lands recorded in Parcel 1 of Deed Volume 2185, page 341; being further bounded and described as follows:

Commencing at an iron pin found at the northeasterly corner of Brandywine Lock and Stock, as recorded in Plat Book 15, page 141, thence, along the south line of Brandywine Boulevard, north 58 degrees – 27 minutes – 50 seconds west, 130.18 feet to an iron pin found, and the **true point of beginning** for the parcel herein intended to be described, passing the northeasterly corner of a 0.2420 acre parcel (2185/342 – Parcel #2) at 22.63 feet;

**Thence**, south 05 degrees – 13 minutes – 17 seconds west, 145.17 feet to an iron pin found at the southeast corner of a 0.5403 acre parcel (2185/341 – Parcel #1);

**Thence**, north 85 degrees – 51 minutes – 59 seconds west, 20.90 feet, along the north line of aforesaid Brandywine Lock and Stock, to an iron pin set;

**Thence**, north 04 degrees – 58 minutes – 48 seconds east, 64.12 feet to a spike set;

**Thence**, south 85 degrees – 01 minutes – 12 seconds east, 11.26 feet to a spike set;

**Thence**, north 05 degrees – 13 minutes – 17 seconds east, 86.30 feet to a spike set on the south line of aforesaid Brandywine Boulevard;

**Thence**, south 58 degrees – 27 minutes – 50 seconds east, 11.05 feet to the **point of beginning**, and **containing 0.050 acres more or less.**

**Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.**

Subject to all legal highways and easements, whether recorded or implied.

Bearings described herein are based on the centerline of Brandywine Boulevard as South 58 degrees – 27 minutes – 50 seconds east.

**Being part of Auditor's Parcel Number 86-30-01-76-001.**



This description, written on May 25, 2016, is based on an actual survey by **Terry J. Finley, Ohio Registered Surveyor #S-7222.**

**OFFICE COPY  
NOT RECORDABLE**  
Terry J. Finley, Registered Surveyor #S-7222

APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED

DESCRIPTION  
APPROVED

By [Signature] 7-19-16



## SURVEY PLAT FOR DSG INTEGRATED INVESTMENTS LTD.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, PART OF THE 6TH WARD OF THE CITY OF ZANESVILLE AND BEING PART OF THOSE LANDS RECORDED IN PARCEL 1 OF DEED VOLUME 2185, PAGE 341.

BEING PART OF AUDITORS PARCEL NO. 86-30-01-76-001.

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BRANDYWINE BOULEVARD AS S-58-27-50-E.

SOUTH LINE BRANDYWINE BLVD. (80')

0 15 30  
SCALE: 1"=30'

APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED

*[Signature]* 7-19-16

DSG INTEGRATED  
INVESTMENTS LTD.  
0.5403 ACRES.  
DEED VOLUME 2185, PG. 341  
PARCEL 1.  
PAR. NO. 86-30-01-76-001

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

DESCRIPTION  
APPROVED

By: *[Signature]* 7/19/2016

BRANDYWINE LOCK AND STOCK  
PLAT BOOK 15, PG. 141.



OFFICE COPY  
NOT RECORDABLE

TERRY J. FINLEY PS

NORTHEASTERLY CORNER  
BRANDYWINE LOCK AND STOCK  
PARCEL, PLAT BOOK 15, PAGE 141.

N-58-27-50-W  
130.18'

PASSING NE  
COR. OF .2420 AC.  
PAR. AT 22.63'.

N 05°13'17" E  
86.30'

S 05°13'17" W  
145.17'

N 04°58'48" E  
64.12'  
2,176 Sq. Feet  
0.050 Acres  
Perimeter = 338.79'

DSG INTEGRATED  
INVESTMENTS LTD.  
0.2420 ACRES.  
DEED VOLUME 2185, PG. 341  
PARCEL 2.  
PAR. NO. 86-30-01-76-000.

LEGEND: IRON PIN SET ●  
IRON PIN FOUND ○  
SPIKE SET ◆

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S 85°01'12" E	11.26'
L4	S 58°27'50" E	11.05'
L6	N 85°51'59" W	20.90'

THIS PLAT AND ACCOMPANYING DESCRIPTION WERE PREPARED ON MAY 24TH, 2016, BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR NO. S-7222 BASED ON AN ACTUAL SURVEY AND ARE SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS, RECORDED OR IMPLIED.

TERRY FINLEY SURVEYING

155 MOCKINGBIRD HILL

ZANESVILLE, OHIO 43701

DATE: 5/25/2016

SCALE: 1" = 30'

DRAWN BY: TJF