

**DESCRIPTION OF 1.875 ACRE TRACT**

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being a part of Bank Lot 2, Quarter Township 1, Township 1, Range 8, of the United States Military Lands, and being a part that 53.86 acre tract (Parcel No. 86-31-02-01-000), Parcel II, as conveyed to Colony Square Tei Investors LLC. Et., as recorded in Deed Volume 2700, Page 321, all references being to those of record in the Recorder's Office, Muskingum County, Ohio, said 1.875 acre Tract being more particularly bounded and described as follows:

**Commencing** at the southeast corner of Lot 4 of the Heritage Hills Plat 1, as recorded in Plat Book 13, Page 46 and rerecorded in Plat Book 14, Page 36, said point also being the intersection of the northerly right-of-way of Brandywine Boulevard and the centerline of Maple Avenue ( St. Rt. 60);

Thence northerly along the centerline maple Avenue (St. Rt. 60) **North 17°09'39" West, 793.16 feet** to a point;

Thence leaving said centerline **South 72°50'21" West, 45.00 feet** to a 5/8" iron pin found, and being the **Point of Beginning** for the **1.875 Acre Tract** herein described;

Thence along said northerly line of a 2.37 acre tract as conveyed to Z City Properties LLC., as recorded in Deed Volume 2105, Page 608, **South 72°50'21" West, 296.93 feet** to a iron pin set;

Thence across said 53.86 acre tract with what represents new lines the following four (4) courses and distances;

**North 17°09'45" West, 156.59 feet** to an iron pin set;

**North 38°21'38" East, 39.72 feet** to an iron pin set;

**North 09°49'20" East, 141.44 feet** to an iron pin set; and ...

**North 72°43'48" East, 175.02 feet** to a 3/4" iron pipe found on the westerly right-of-way line of Maple Avenue (St. Rt. 60);

86-31-02-01-003 A

## DESCRIPTION OF 1.875 ACRE TRACT

Thence southerly along the westerly right-of-way line of Maple Avenue (St. Rt. 60), the following two (2) courses and distances;

**South 52°41'55" East, 43.01 Feet** to a 3/4" iron pipe found; and...

**South 17°09'39" East, 270.46 feet** to the **Point of Beginning** and containing **1.875 acres**, more or less, according to a survey made by Jobes Henderson & Associates, Inc. in May of 2018.

The bearings in the above description are based on the Ohio State Plane Coordinates System, South Zone, NAD83.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283" and marked with NRCS easement sign posts.

Subject to all valid and existing easements, restrictions and conditions of record.



**OFFICE COPY**  
**NOT RECORDABLE**  
Jeremy L. Van Ostran, P.S.  
Surveyor No. 8283

May 9, 2018

F:\Clients\Active\TSLTSL002\survey\legals\1.875 acres

DESCRIPTION

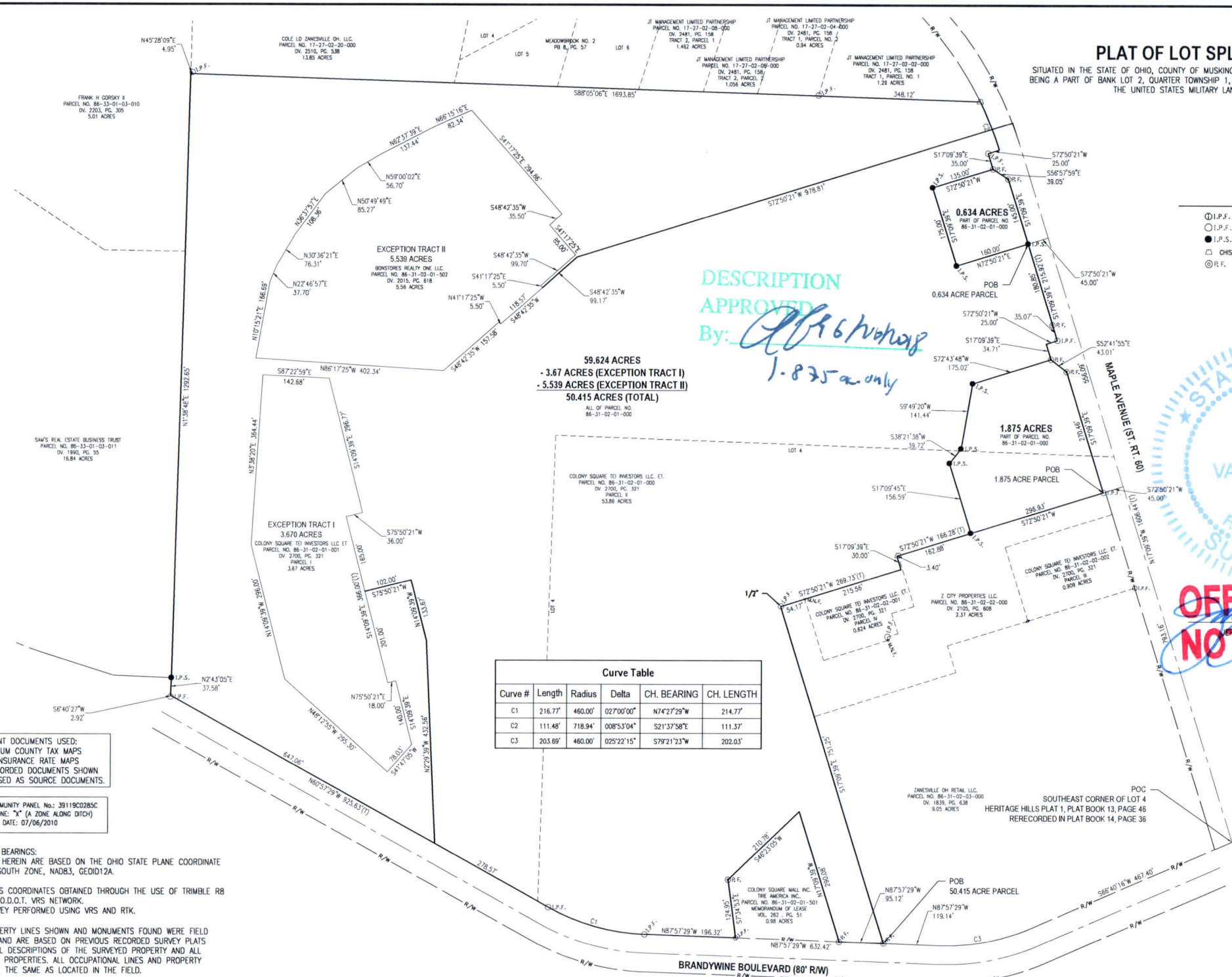
APPROVED

By: RLB/2/2/18

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

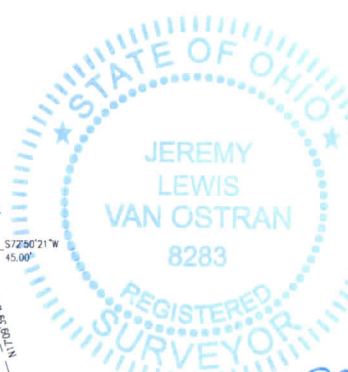
Shelly Leddy 06/27/17

APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED  
*Aditya Desai 06/27/17*



# PLAT OF LOT SPLITS

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, BEING A PART OF BANK LOT 2, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS



**OFFICE COPY**  
**NOT RECORDABLE**

N	
HORIZONTAL SCALE IN FEET 0 100 200	
DATE	05/08/2018
DOWN	DATE
ISS	CHECKED
REVISION	DATE
PLAN	DATE
NO.	DATE
JEREMY LEWIS VAN OSTRAN REGISTERED SURVEYOR 8283	
COLONY SQUARE SUBDIVISION ZANESVILLE, OHIO BOUNDARY SURVEY LOT SPLIT	
JOB NUMBER: TSL002	
1	

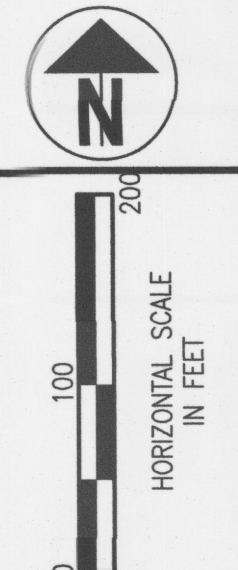
86-31-02-01-003 B



86-31-02-01-002 C (0.634 AC.)  
86-31-02-01-003 C (1.875 AC.)

# PLAT OF LOT SPLITS

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE,  
BEING A PART OF BANK LOT 2, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF  
THE UNITED STATES MILITARY LANDS



### LEGEND

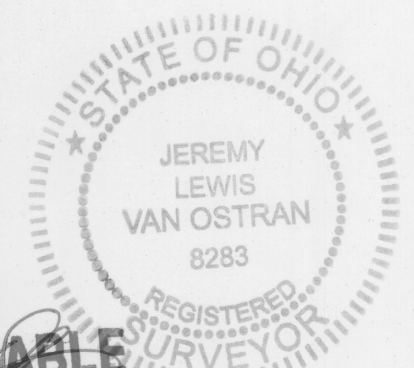
- ① I.P.F. IRON PIN & CAP FOUND
- I.P.F. IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- I.P.S. IRON PIN SET (5/8" REBAR) WITH CAP "JHA 8283"
- △ CHISELED "X" IN CONCRETE FOUND
- ⊙ R.F. 3/4" IRON PIPE FOUND

DRAWN	CHECKED	DATE
KTB	JLV	05/08/2018
DATE	PLAN	ISSUE/REVISION
NO.		

HULL & ASSOCIATES, INC.  
68 Grant Street  
Zanesville, OH 43885  
Phone: (740) 384-5461  
Fax: (740) 344-8669  
www.hullinc.com

# HULL

Environment / Energy / Infrastructure



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~~NOT RECORDABLE~~  
JEREMY L. VAN OSTRAN, P.S. 8283

DESCRIPTION  
APPROVED  
By: *Al & hsh*  
*.634 ac. only*  
*+ 1.875 ac.*

APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED  
*Ashley L. Ledy 06/27/17*

Curve Table					
Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
C1	216.77'	460.00'	027°00'00"	N74°27'29"W	214.77'
C2	111.48'	718.94'	008°53'04"	S21°37'58"E	111.37'
C3	203.69'	460.00'	025°22'15"	S79°21'23"W	202.03'

RECORDING DOCUMENTS USED:  
MUSKINGUM COUNTY TAX MAPS  
INSURANCE RATE MAPS  
RECORDED DOCUMENTS SHOWN  
USED AS SOURCE DOCUMENTS.

COMMUNITY PANEL No.: 39119C0285C  
ZONE: "X" (A ZONE ALONG DITCH)  
EFFECTIVE DATE: 07/06/2010

ALL BEARINGS:  
ALL ANGLES HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE  
SYSTEM, SOUTH ZONE, NAD83, GEOID12A.

GPS COORDINATES OBTAINED THROUGH THE USE OF TRIMBLE R8  
RECEIVERS CONNECTED TO THE NAD83 VRS NETWORK.  
SURVEY PERFORMED USING VRS AND RTK.

PROPERTY LINES SHOWN AND MONUMENTS FOUND WERE FIELD  
LOCATED AND ARE BASED ON PREVIOUS RECORDED SURVEY PLATS  
AND LEGAL DESCRIPTIONS OF THE SURVEYED PROPERTY AND ALL  
ADJACENT PROPERTIES. ALL OCCUPATIONAL LINES AND PROPERTY  
BOUNDARIES ARE THE SAME AS LOCATED IN THE FIELD.

