

86-31-02-01-005

DESCRIPTION OF 0.942 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 Mall Owner LLC, as recorded in Official Record 2794, Page 420, all references being to those of record in the Recorder's Office, Muskingum County, Ohio, said 0.942 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 (State Route 60);

Thence westerly along the northerly right-of-way line of Brandywine Boulevard the following three (3) courses and distances;

South 66°40'16" West, 467.41 feet to the point of curvature of a curve to the right;

Along the arc of a curve to the right (**Radius = 460.00 feet, Arc Length = 203.69, Delta = 25°22'15"**) a **chord bearing and distance of South 79°21'23" West, 202.03 feet**, to a point; and ...

North 87°57'29" West, passing a 3/4" iron pipe found at 119.14 feet, a total distance of **214.26 feet** to the southeast corner of a 0.98 acre lease tract as conveyed to Tire America Inc., as recorded in Deed Volume 262, Page 51, witness a 3/4" iron pipe found South 22°25'26" West, 0.34 feet, and being the **Point of Beginning** for the **0.942 acre Tract** herein described;

Thence with the said 0.98 acre tract and continuing along said northerly right-of-way line of Brandywine Boulevard, **North 87°57'29" West, 221.85 feet** to a point, witness a 5/8" iron pin capped "LS 6200" found South 7°34'53" East, 0.06 feet;

Thence with said 0.98 acre tract and being new division lines the following three (3) courses and distances:

86-31-02-01-005 A

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North 7° 34' 53" West, 124.95 feet to a 3/4" iron pipe found;

North 46° 23' 05" East, 210.78 feet to a 5/8" iron pin found; and ...

South 17° 09' 39" East, 290.08 feet to the **Point of Beginning**, and containing **0.942 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".

Being a part that 53.86 acre tract (Parcel No. 86-31-02-01-000).

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

July 23, 2018

F:\Clients\Active\TSLTSL002\survey\legals\0.942 acres

DESCRIPTION

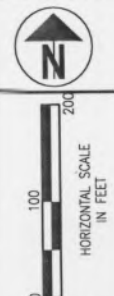
APPROVED

By:

[Signature]

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

[Signature]



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

86-31-02-01-005C

LEGEND

- ① I.P.F. IRON PIN & CAP FOUND
- I.P.F. 5/8" 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

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED
9/5/18

58.959 ACRES
- 3.67 ACRES (EXCEPTION TRACT I)
- 5.539 ACRES (EXCEPTION TRACT II)
49.750 ACRES (TOTAL)
ALL OF PARCEL NO.
86-31-02-01-000



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JEREMY L. VAN OSTRAN, P.S. 8283

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'

PERTINENT DOCUMENTS USED:
MUSKINGUM COUNTY TAX MAPS
FLOOD INSURANCE RATE MAPS
ALL RECORDED DOCUMENTS SHOWN
WERE USED AS SOURCE DOCUMENTS.

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

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

CORS: GPS COORDINATES OBTAINED THROUGH THE USE OF TRIMBLE R8
UTILIZING O.D.O.T. VRS NETWORK.
GPS SURVEY PERFORMED USING VRS AND RTK.

ALL 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
ADJOINING PROPERTIES. ALL OCCUPATIONAL LINES AND PROPERTY
LINES ARE THE SAME AS LOCATED IN THE FIELD.

DRAWN	DATE	PLAN	ISSUE/REVISION
KTB			
CHECKED			
JLV			
DATE			
07/23/2018			
NO.			
HULL & ASSOCIATES, INC. 58 Grant Street Zanesville, Ohio 43701 Phone: (740) 334-4451 Fax: (740) 344-8889 www.hullinc.com			
HULL			
Environment / Energy / Infrastructure			
COLONY SQUARE SUBDIVISION ZANESVILLE, OHIO BOUNDARY SURVEY LOT SPLIT			
JOB NUMBER: TSL002			
1			

DESCRIPTION
APPROVED

By: *R 8/29/2018*