

*Kimlybilly* 1-3-25

LEGAL DESCRIPTION

8.826 ACRES

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Lot 4 in Sibley's Subdivision in Quarter Township 1, Township 1, Range 8, United States Military Lands, as shown on "Annexation Plat from Falls Township to the City of Zanesville, Muskingum County, Ohio", of record in Plat Book 16, Pages 87-88 (all references used in this description refer to the records of the Recorder's Office, Muskingum County, Ohio), and containing 8.826 acres of land, more or less, and being all out of that 148.42 acre tract of land (Part of Parcel # 86-34-01-01-001) conveyed to Zanesville-Muskingum County Port Authority, of record in Deed Book 1004, Page 15 & Deed Book 1025, Page 247, said 8.826 acre tract being more particularly described as follows:

Beginning, for reference, at a 5/8 inch rebar found at the northeast corner of said Sibley's Lot 4, also being the northwesterly corner of that 5.001 acre tract of land conveyed to Andrew N. & Kimberly B. Espenlaub, of record in Official Record 2852, Page 411, also being the northeasterly corner of that 1.664 acre tract of land conveyed to the City of Zanesville, of record in Deed Book 1011, Page 105, also being in the southerly line of that 106.700 acre tract of land conveyed to Ray Thomas Lumbertown, Inc., of record in Deed Book 739, Page 11 & Deed Book 739, Page 14;

Thence with the easterly line of said Sibley's Lot 4, also with the westerly line of said 5.001 acre Espenlaub tract, and continuing with the westerly line of that 77.684 acre tract of land conveyed to Buds, Inc., of record in Official Record 2835, Page 396, also with the easterly line of said 1.664 acre City of Zanesville tract, continuing with the easterly line of that 2.796 acre tract of land conveyed to ACM Property Services, LLC, of record in Official Record 2933, Page 518, continuing with the easterly line of that 2.38 acre tract of land conveyed to Morada Bay Capital, LLC, of record in Official Record 3136, Page 669, and continuing with the easterly line of that 5.000 acre tract of land conveyed to Zanesville-Muskingum County Port Authority, of record in Official Record 2084, Page 17, South 2°30'56" West, a distance of 1263.11 feet to a 5/8 inch rebar found at the southeasterly corner of said 5.000 acre Zanesville-Muskingum County Port Authority tract, said 5/8 inch rebar marking the true point of beginning of the herein described 8.826 acre tract;

Thence continuing with the easterly line of said Sibley's Lot 4, also continuing with the westerly line of said 77.684 acre Buds, Inc. tract, South 2°30'56" West, a distance of 383.27 feet to a 5/8 inch rebar found at the northeasterly corner of that 7.459 acre tract of land conveyed to Copper Still Holdings, LLC, of record in Official Record 2907, Page 798;

Thence with the northerly line of said 7.459 acre Copper Still Holdings tract, and continuing with the northerly line of that 12.005 acre tract of land conveyed to Copper Still Holdings, LLC, of record in Official Record 2907, Page 798, North 87°47'19" West, passing over a 5/8 inch rebar capped "Knisley 7231" at 421.46 feet, a total distance of 763.11 feet to an iron pipe set at the southeasterly corner of that 4.00 acre tract of land conveyed to Vested Properties, LLC, of record in 2596, Page 645;

Thence with the easterly line of said 4.00 acre Vested Properties tract, North 2°12'01" East, a distance of 645.79 feet to an iron pipe set at the northeasterly corner of said 4.00 acre Vested Properties tract, also being in the southeasterly Right of Way line of High Pointe Court, as shown on the North Pointe Drive and High Pointe Court Dedication Plat, of record in Plat Book 18, Pages 119-121;

Thence with the southeasterly Right of Way line of said High Pointe Court, along the arc of a curve to the left having a radius of 960.00 feet, a central angle of 11°41'50", an arc length of 195.99 feet, and the chord of which bears North 57°44'11" East, a chord distance of 195.65 feet to a 5/8 inch rebar found at the southwesterly corner of said 5.000 acre Zanesville-Muskingum County Port Authority;

Thence with westerly and southerly lines of said 5.000 acre Zanesville-Muskingum County Port Authority tract, the following two courses: