

## LEGAL DESCRIPTION

2.355 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 2.355 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 2.355 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 southerly line of said 106.700 acre Ray Thomas Lumbertown tract, also with the northerly line of said Sibley's Lot 4, also with the northerly line of said 1.664 acre City of Zanesville tract, continuing with the northerly line of that 0.91 acre tract of land conveyed to the City of Zanesville, of record in Deed Book 1059, Page 180, continuing with the northerly line of a 2.053 acre part of said 148.42 acre Zanesville-Muskingum County Port Authority tract, continuing with the northerly line of that 7.29 acre tract of land conveyed to Jahweh, LLC, of record in Official Record 2574, Page 161, and continuing with the northerly line of that 2.000 acre tract of land conveyed to Fuse: Northpointe, LLC, of record in Official Record 2986, Page 729, North 87°32'51" West, passing northerly of 5/8 inch rebars at 450.02 feet (0.72 foot south of the line), 773.69 feet (0.98 foot south of the line), and 1192.49 feet (1.67 feet south of the line), a total distance of 1505.14 feet to the northwesterly corner of said 2.000 acre Fuse: Northpointe tract, also being in the easterly Right of Way line of North Pointe Drive, 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 easterly Right of Way line of said North Pointe Drive, also with the westerly line of said 2.000 acre Fuse: Northpointe tract, continuing with the westerly line of that 1.000 acre tract of land conveyed to Phillip F. Arthur, of record in Official Record 2119, Page 25, continuing with the westerly line of that 0.800 acre tract of land conveyed to Phillip F. Arthur, of record in Official Record 2663, Page 396, and continuing with the westerly line of that 0.800 acre tract of land conveyed to The Thomas L. Tabatowski Trust, of record in Official Record 2129, Page 101, South 13°48'22" East, passing over a 5/8 inch rebar found at 1.96 feet, a total distance of 852.90 feet to a 5/8 inch rebar found at the southwesterly corner of said 0.800 acre Tabatowski Trust tract, said 5/8 inch rebar marking the true point of beginning of the herein described 2.355 acre tract;

Thence with the southerly line of said 0.800 acre Tabatowski Trust tract, North 76°07'29" East, a distance of 202.65 feet to a 5/8 inch rebar capped "PS 8233" found at the southeasterly corner of said 0.800 acre Tabatowski Trust tract, also being the southwesterly corner of that 7.29 acre tract of land conveyed to Jahweh, LLC, of record in Official Record 2574, Page 161;

Thence with a southerly line of said 7.29 acre Jahweh, LLC tract, North 69°46'29" East, a distance of 127.70 feet to a 5/8 inch rebar capped "Dinan 5451" found at the northwesterly corner of that 1.000 acre tract of land conveyed to Champion Gymnastics & Cheer, LLC, of record in Official Record 2574, Page 234;

Thence with the westerly line of said 1.000 acre Champion Gymnastics & Cheer tract, South 41°35'14" East, a distance of 252.67 feet to a 5/8 inch rebar capped "Dinan 5451" found at the southwesterly corner of said 1.000 acre Champion Gymnastics & Cheer tract, also being in the northwesterly Right of Way line of High Pointe Court, as shown on the North Pointe Drive and