

63-04-05-07
63-04-05-08
62 PEMBROKE AVE

DESCRIPTION OF SURVEY FOR BRADEN ISRAEL

JOB#1207-1

Situated in the State of Ohio, County of Muskingum, Village of South Zanesville:

Being part of Lots #533 & #534 of the South Zanesville, recorded in Plat Book 2, Pages 95 & 96 further being part of the Braden Israel property described in Official Record Volume 1643, Page 450 of said county's deed records, known as Muskingum County Auditor's Parcel Numbers 63-04-05-08-000 and 63-04-05-09-000, and more particularly described as follows;

Beginning at an iron pin (set) at the Southwest corner of said Lot #533, also being a corner of an alley 16 foot wide intersecting with the East line of Pembroke Avenue of said South Zanesville;

- #1- **THENCE North 03 degrees 09 minutes 00 seconds East 70.00 feet** along the common line for said Lot #533 and Pembroke Avenue to an iron pin (set) at the Southwest corner of the L Harlan and V Crist property recorded in Deed Book Volume 1107, Page 200;
- #2- **THENCE South 86 degrees 51 minutes 00 seconds East 100.28 feet** leaving said Avenue, crossing said Lot #533, through said Lot #534, and along the South line of said Harlan/Crist property to an iron pin (set);
- #3- **THENCE South 03 degrees 09 minutes 00 seconds West 70.00 feet** continuing through said Lot #534 and through said Israel property to an unmarked point on the common line for said Lot #534 and 16 foot alley, passing iron pins (set) at 15.00 feet and 64.00 feet;
- #4- **THENCE North 86 degrees 51 minutes 00 seconds West 100.28 feet** along the common line for said alley and Lots #533 & #534 to the place of beginning, containing 0.096 acres from Lot #533 and 0.065 acres from Lot #534 for a total of 0.161 acres.

The bearings within this description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on June 25, 2002, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

Office Copy
Charles R. Harkness PLS #6885

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
7-5-2002

The bearings on this plat are based on State Plane Coordinate Grid as derived from a Solar Observation (Local Hour Angle Method).

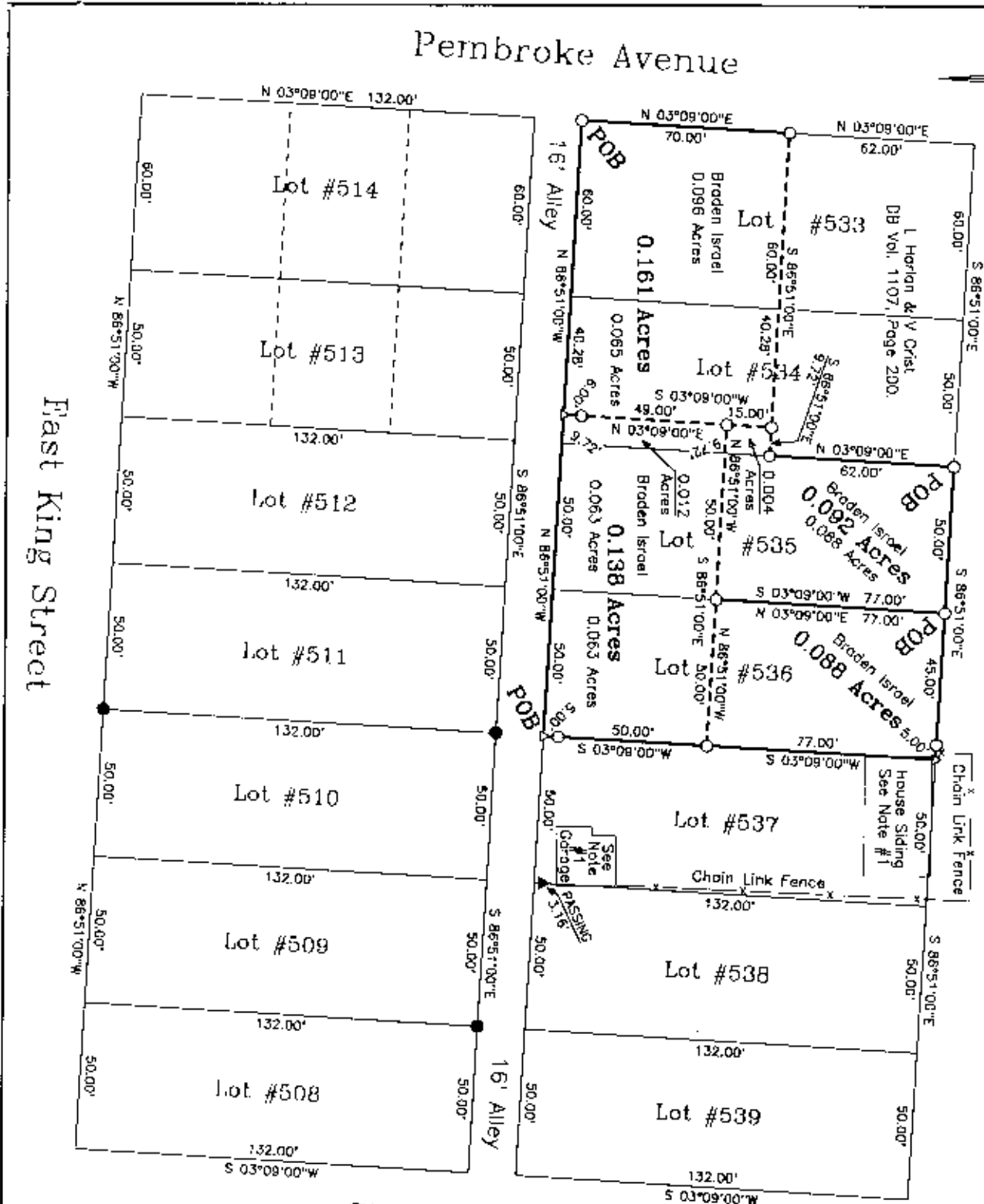
East Berkeley Street



AUDITOR'S PARCEL NUMBERS COVERING LOTS:
 63-04-05-04-000 ... Lot #538, OR Vol. 1640, Pg 578.
 63-04-05-05-000 ... Lot #535, OR Vol. 1640, Pg 576.
 63-04-05-08-000 ... Part of Lot #533, OR Vol. 1643, Pg 450.
 63-04-05-09-000 ... Part of Lot #534, OR Vol. 1643, Pg 450.

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C.R. HARKNESS PLS#6885)
- PIN (FOUND)
- ▲ POINT (UNMARKED)
- PIPE (FOUND)
- ▲ METAL STAKE (FOUND)



Stanley Avenue

Situated in the State of Ohio, County of Muskingum, Village of South Zanesville: Being a survey and re-division of a portion of Lots #533 & #534, and all of Lots #535 and #536 of the South Zanesville, recorded in Plat Book 2, Pages 95 & 96 further being all of the Broden Israel properties recorded in Official Record Volume 1540, Page 576 of said county's deed records, known as Muskingum County Auditor's Parcel Numbers 63-04-05-04-000 and 63-04-05-05-000, and in Official Record Volume 1543, Page 450 of said county's deed records, known as Muskingum County Auditor's Parcel Numbers 63-04-05-08-000 and 63-04-05-09-000;

SURVEYOR'S NOTES & REFERENCES:
 Muskingum Co. Tax Maps and Orthophotos of the area. 3-D TopoQuads by Delorme (Ohio).
 Survey by Charles R. Harkness PLS #6885 of Lot #634 of South Zanesville dated 10/1/1998. Survey by W J Biedenbach PLS #5718 of Lot #532 of South Zanesville dated 4/6/1999.
 Survey by Peter L. Dinan PLS #5451 of lots #509 & #510 of South Zanesville no date available.
 Note #1 - House Sliding NW corner extends beyond the lot line 0.8 feet, SW corner clears by 0.4 feet. House, garage, and fence extends beyond the lot lines. No survey data or other occupation within the block shown is in agreement with this occupation.
 Note #2 - No original monuments were found, street and alley curbs, and sidewalks were used to verify subsequent survey monuments.

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey and is intended to be used for the location and identification of the surveyed subdivision lot or lots and does not intend to show oil or any easements of record, nor encroachments unless otherwise indicated.

Office Copy
 Charles R. Harkness PLS #6885

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY *[Signature]* 7-5-2002

SURVEY FOR:	
Braden Israel	
Pembroke Avenue and East Berkeley Street	
SURVEY DATE: 6/25/2002	DRAWN DATE: 6/26/2002
TWP: R. VILLAGE: South Zanesville CD. Muskingum. STATE: Ohio	
CHARLES R. HARKNESS	
SURVEYING & MAPPING, INC.	
768 DRYDEN ROAD	
ZANESVILLE, OHIO 43701	
PHONE (740) 454-6367	
JOB NUMBER	DRAWING / SHEET NUMBER
JOB #1207	Plat #01