

63-07-01-01
154 PEMBROKE AVE

description for conveyance

Being a part of the Village of South Zanesville, as recorded in plat book 2 page 66, and situated in Springfield township, Muskingum County, State of Ohio and being the tract last transferred to Virgie Darby Et. Al. and recorded in deed book 1120 page 268 and being further described as follows.

Beginning for reference at an axle found at the Northeast corner of lot 230 of the said village of South Zanesville, said axle also on the Easterly line of Pembroke Avenue. Thence along the easterly line of Pembroke Avenue North 53 degrees 05 minutes 55 seconds East 151.88 feet to a point on said line, said point being the place of beginning for the tract herein described. Thence continuing along said Pembroke Avenue North 53 degrees 05 minutes 55 seconds East 47.46 feet to a point on the south line of Hazel Avenue and the easterly line of Pembroke Avenue, passing an axle found at 45.08 feet. Thence along the South line of Hazel Avenue North 76 degrees 38 minutes 23 seconds East 227.19 feet to an iron pin set. Thence leaving said Hazel avenue and along the westerly line of a tract recorded in deed book 1141 page 359 south 50 degrees 25 minutes 41 seconds West 255.77 feet to an iron pin found on the Southeasterly corner of a tract recorded in deed book 1036 page 503. Thence along the easterly line of said tract North 37 degrees 02 minutes 29 seconds West 102.66 feet to the place of beginning passing an iron pin found at 100.32 feet and containing 0.3505 acres (15,269.0317 sq. ft.). Subject to all right of ways and easements either written or implied. All iron pins set are 5/8" by 30" rebar with I.D. caps. Bearings based on an assumed meridian and are for angular calculation only. description prepared by Steven B. Walton, Ohio Professional Surveyor S-7675 on the 1st day of September, 1998.

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~~NOT RECORDABLE~~
Steven B. Walton Ohio Professional Surveyor S-7675



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY ASB
9-3-98

Southeast corner lot 322

Being A Part of the Village of South Zanesville, as recorded in plat book 2, page 66 and situated in Springfield Township, Muskingum County, State of Ohio.

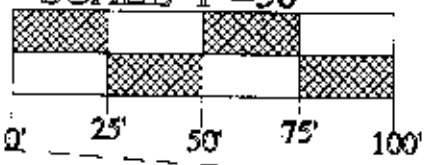
LEGEND

- ⊙ = 5/8" iron pin set with I.D. cap
- = 5/8" iron pin found
- ⊛ = axle found
- = stone found
- ⊙ = iron pipe found
- = point

REFERENCES

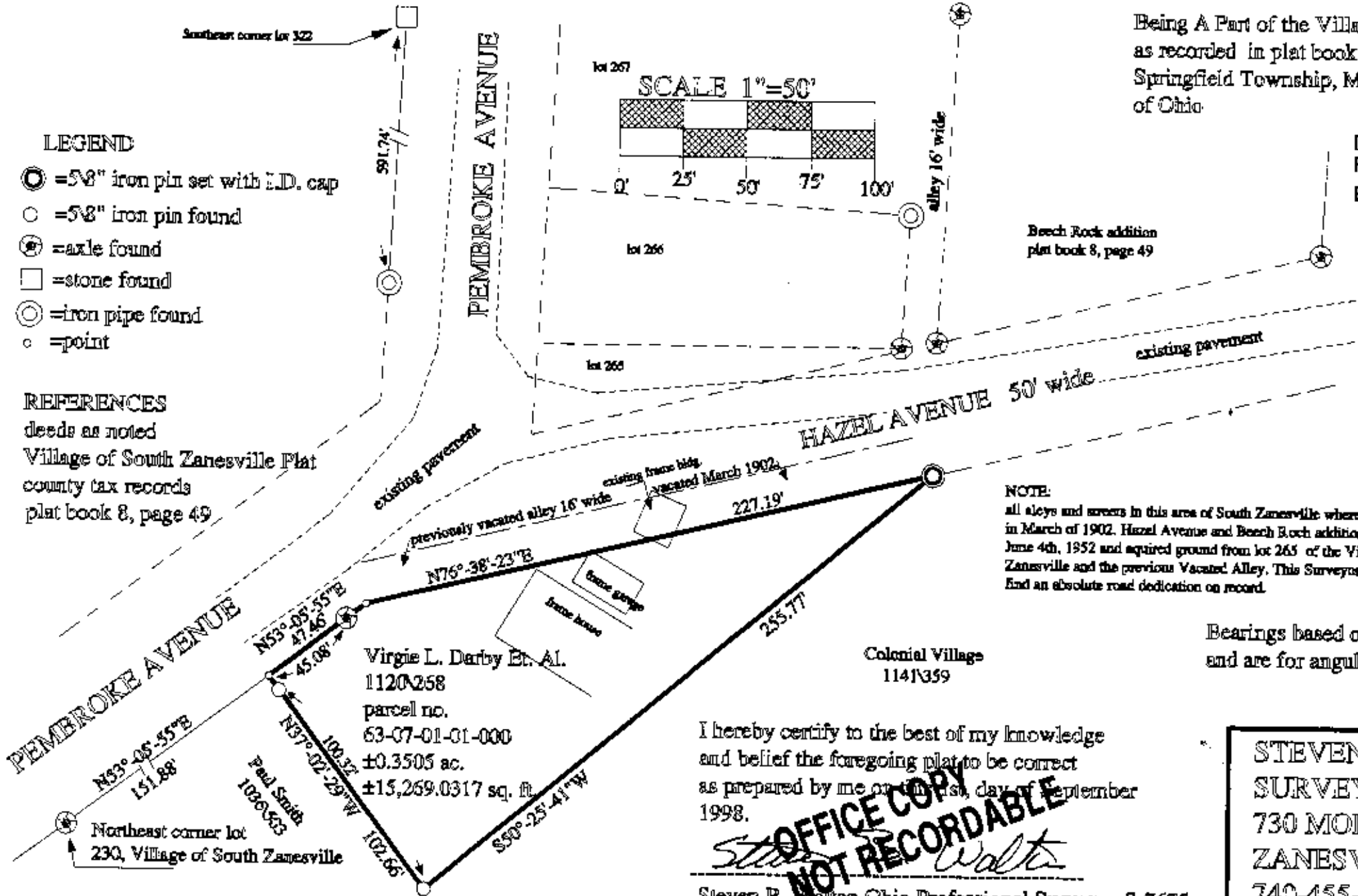
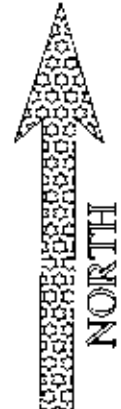
deeds as noted
Village of South Zanesville Plat
county tax records
plat book 8, page 49

SCALE 1"=50'



DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY *ASB* 9-3-98

Beech Rock addition plat book 8, page 49



NOTE:
all alleys and streets in this area of South Zanesville where Vacated in March of 1902. Hazel Avenue and Beech Rock addition was recorded June 4th, 1952 and acquired ground from lot 265 of the Village of South Zanesville and the previous Vacated Alley. This Surveyor could not find an absolute road dedication on record.

Bearings based on an assumed meridian and are for angular calculation only.

I hereby certify to the best of my knowledge and belief the foregoing plat to be correct as prepared by me on the 1st day of September 1998.

Steven B. Walton

Steven B. Walton Ohio Professional Surveyor S-7675

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