## DEED DESCRIPTION 0.51 ACRE [22,215.98 sq. ft.] JAMES H. and RUTH THOMPSON PROPERTY [ENTIRE] AUDITOR'S PARCEL # 8081400213000 [ENTIRE] AUDITOR'S PARCEL # 8081400210000 [ENTIRE]

BEING A PART OF THE NORTHWEST QUARTER OF SECTION #6, TOWNSHIP 12 NORTH, RANGE 13 WEST, IN THE CITY OF ZANESVILLE, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING THE PROPERTY OF <u>JAMES H. and RUTH</u> <u>THOMPSON</u> OF DEED BOOK 810, PAGE 318 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE**, AT A POINT MARKING THE INTERSECTION OF THE EAST LINE OF, 49.50 FEET WIDE, <u>WAYNE AVENUE</u> AND THE NORTH LINE OF SECTION #6 { SAID "REFERENCE BEGINNING" WAS ESTABLISHED BY A SURVEY MADE BY <u>RAYMOND M. ROBERTS</u>, OHIO REGISTERED SURVEYOR # 5803, ON JUNE 28, 1979 };

THENCE, LEAVING THE NORTH LINE OF SECTION # 6, S 4°00' 17" W 133.28 FEET, IN THE EAST LINE OF SAID "<u>WAYNE AVENUE"</u>, TO AN IRON PIN SET IN THE SOUTHWEST CORNER OF THE PROPERTY OF <u>EDMOND J. ROMINE, TRUSTEE</u>, OF OFFICIAL RECORD BOOK 1894, PAGE 853 AND THE <u>PRINCIPAL PLACE OF</u> <u>BEGINNING</u> OF THIS 0.51 ACRE PARCEL TO BE DESCRIBED;

( THE FOLLOWING 0.51 ACRE PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH and EAST BY THE AFORESAID "<u>EDMOND J. ROMINE, TRUSTEE</u>", PROPERTY , BOUNDED ON THE SOUTH BY THE PROPERTY OF <u>EDWARD G. CHRISTMAN, Jr.</u> OF DEED BOOK 572, PAGE 563 AND IS BOUNDED ON THE WEST BY THE EAST LINE OF, 49.5 FEET WIDE, "<u>WAYNE AVENUE</u>", ALL OF THE MUSKINGUM COUNTY RECORDER ]

THENCE, FROM THE "<u>PRINCIPAL PLACE OF BEGINNING</u>" AND LEAVING "<u>WAYNE</u> <u>AVENUE</u>", S 81° 53' 26" E 298.48 FEET [ deed distance = 297.43" feet ], IN THE AFORESAID "<u>ROMINE</u>" BOUNDARY, TO AN IRON PIN SET [ SAID "IRON PIN SET" BEARS S 8° 19' 42" W 25.16 FEET FROM AN EXISTING, REFERENCE, IRON PIN ];

THENCE S 8° 19' 42" W 75.48 FEET [ deed distance = 75.00 feet ], IN THE AFORESAID "<u>ROMINE</u>" BOUNDARY, TO AN EXISTING IRON PIN IN THE NORTH BOUNDARY OF THE AFORESAID "CHRISTMAN" PROPERTY, PASSING AN EXISTING IRON PIN AT 25.32 FEET;

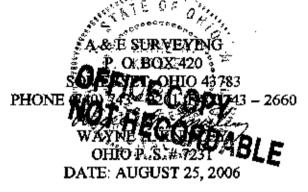
THENCE, LEAVING SAID "<u>ROMINE</u>" PROPERTY, N 81° 45' 32" W 292.83 FEET [ deed distance = 294.66 feet ], IN THE NORTH BOUNDARY OF SAID "<u>CHRISTMAN</u>" PROPERTY, TO AN IRON PIN SET IN THE "EAST LINE" OF "<u>WAYNE AVENUE</u>" [ SAID IRON PIN SET MARKS THE NORTHWEST CORNER OF SAID "CHRISTMAN" PROPERTY ]; THENCE, LEAVING SAID "<u>CHRISIMAN</u>" PROPERTY, N 4° 00' 17" E 75.00 FEET, IN THE "EAST LINE" OF <u>WAYNE AVENUE"</u>, TO AN "IRON PIN SET" AND THE "<u>PRINCIPAL</u> <u>PLACE OF BEGINNING</u>" OF THIS 0.51 ACRE PARCEL, PASSING AN EXISTING IRON PIN AT 49.98 FEET.

THE TRACT AS DESCRIBED CONTAINS <u>0.51 ACRES or 22,215.98 sq. ft.</u> MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE EAST LINE OF <u>WAYNE AVENUE</u> AS BEING N 4° 00' 17" E ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

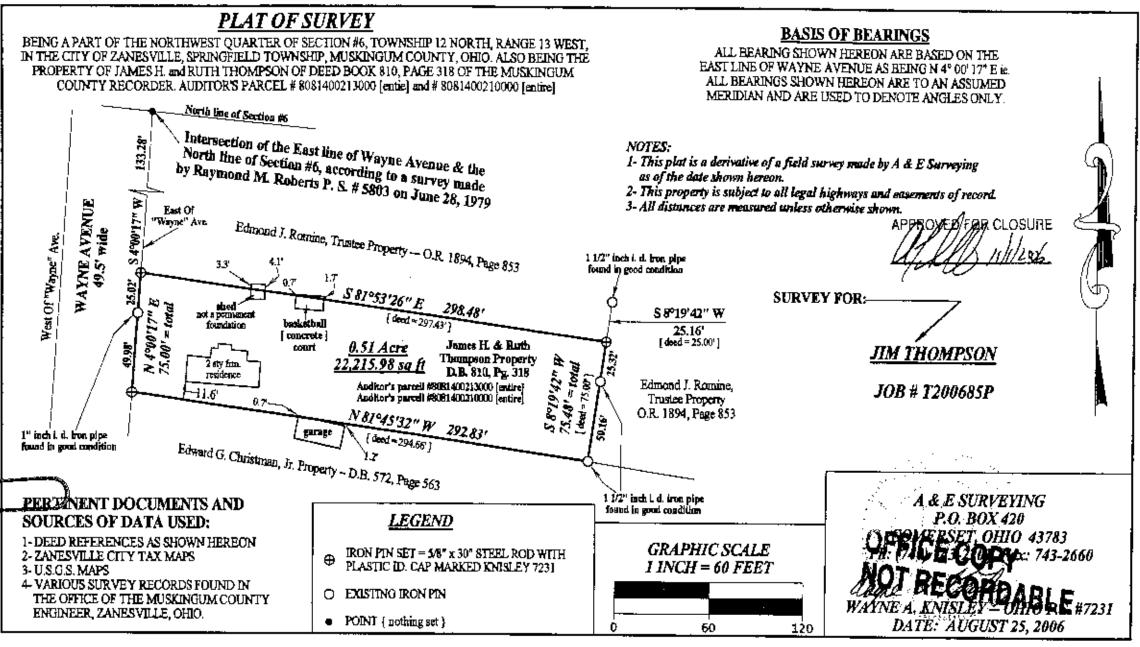
THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON AUGUST 25, 2006. SEE THE PLAT ATTACHED.

THE RIGHT OF WAY WIDTH OF WAYNE AVENUE IS 49.50 FEET.



APPROVED FOR CLOSURE <u>1/1 / 2006</u>

EXEMPT FROM PLANNING COMMISSION



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