

82-21-03-17

929 FESS ST

TRACT # 2
DESCRIPTION OF A 0.103 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Section # 12, Township 16 North, Range 14 West in the Congress Lands East of the Scioto River and being all of Parcel # 82-21-03-17, which is known as Lot # 13 of an unrecorded replat of lot # 11 of John Sevall's land which was attached to an order of appraisal filed in Probate court in proceedings wherein Abraham Lynn was administrator of said John Sevall, and was last conveyed to Daniela J. Scott in Deed Volume # 830, Page 116 of Muskingum County records and being more particularly described as follows ;

Beginning for reference at the Northeast Corner of Lot # 33 of H.G. Slack's Subdivision (Plat Book #6, Pg. 10), thence along the south line of Lot # 32 and Ralph Mock Jr. property (Vol.1721, Pg. 468), North 84 degrees 08 minutes 00 seconds West 23.40 feet to an iron pin set ; thence along a line crossing Lot # 33 and along Dustin Barnett property (Vol.1909, Pg. 638), South 06 degrees 15 minutes 00 seconds West 39.98 feet to an iron pin set and the True Place of Beginning ; thence continuing along said Barnett property, South 06 degrees 30 minutes 11 seconds West 89.81 feet to an iron pin set on the north right of way of Fess Street (24.00 feet in width) ; thence along Fess Street , North 84 degrees 03 minutes 09 seconds West 50.00 feet to an iron pin set ; thence leaving said right of way along Melvin E. and Clara Weaver property (Vol.605, Pg.54), North 06 degrees 30 minutes 11 seconds East 89.74 feet to an iron pin set ; thence South 84 degrees 08 minutes 00 seconds East 50.00 feet to an iron pin set at the True Place of Beginning.

Containing 0.103 acres, more or less, or 4488.5133 square feet, more or less , subject to all easements , restrictions , or right of ways , either written or implied. All iron pins set are # 5 rebar 30 inches long with a yellow I.D. cap labeled "BINCKLEY S - 7879" .

Bearings contained in this description are assumed on the South line of Lot # 32 and Lot # 43 of H.G.Slack's Subdivision as surveyed by Max Graves on November 10, 1999 as being North 84 degrees 08 minutes 00 seconds West and are for angular calculation only.

This description was written from an actual survey completed by Binckley Land Surveying in June, 2006.



Don E. Binckley II 6-29-2006
Don E. Binckley II P.S. 7879 Date

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NOT RECORDABLE**

APPROVED FOR CLOSURE

EXEMPT FROM
PLANNING COMMISSION

A-L Swinertant
6-27-2006 M

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6-27-2006 M

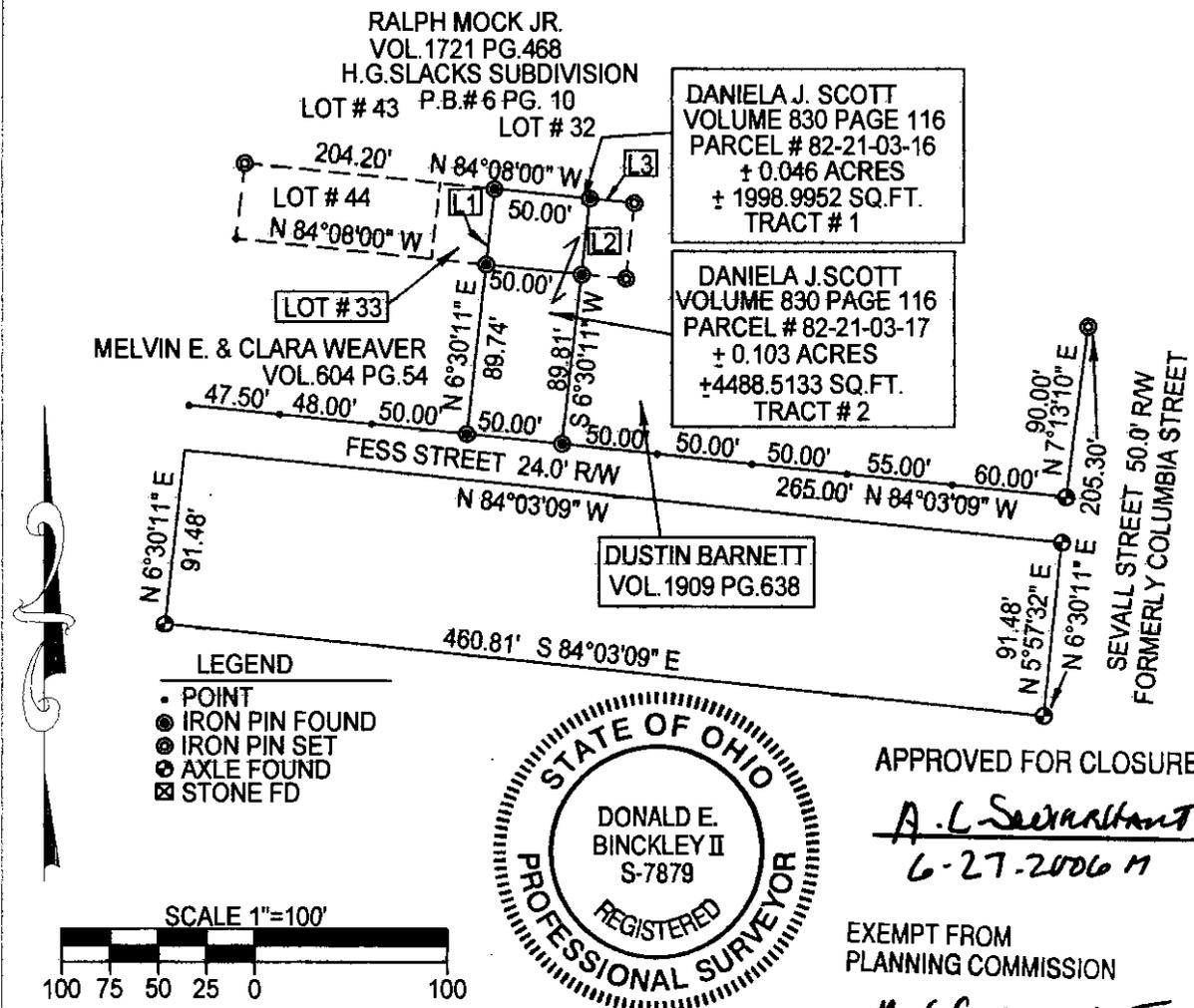
BINCKLEY LAND SURVEYING

6375 WINDSONG WAY NASHPORT OHIO 43830
PHONE (740) 455-3736

RESURVEY FOR DANIELA J. SCOTT

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, AND BEING PART OF SECTION # 12, TOWNSHIP 16 NORTH, RANGE 14 WEST IN THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, AND BEING ALL OF PARCEL # 82-21-03-17, WHICH IS KNOWN AS LOT # 13 OF AN UNRECORDED REPLAT OF LOT # 11 OF JOHN SEVALL'S LAND WHICH WAS ATTACHED TO AN ORDER OF APPRAISEMENT FILED IN PROBATE COURT IN PROCEEDINGS WHEREIN ABRAHAM LYNN WAS ADMINISTRATOR OF SAID JOHN SEVALL AND PARCEL # 82-21-03-16, WHICH IS PART OF LOT # 33 OF H.G. SLACK'S SUBDIVISION WHICH WAS RECORDED IN PLAT BOOK # 6, PAGE 10 OF MUSKINGUM COUNTY RECORDS AND BEING ALL OF DANIELA J. SCOTT PROPERTY RECORDED IN DEED VOLUME 830, PAGE 116 OF MUSKINGUM COUNTY RECORDS.

LINE DATA		
Id	Bearing	Distance
L1	N 6°15'00" E	39.98'
L2	S 6°15'00" W	39.98'
L3	N 84°08'00" W	23.40'



BASIS OF BEARING : BEARINGS ON THIS PLAT ARE BASED ON A PREVIOUS SURVEY OF LOT # 43 AND LOT # 32 OF H.G. SLACK'S SUBDIVISION P.B.#6, PG.10 BY MAX GRAVES DATED 11-10-1999 AND ASSUME THE SOUTH LINE OF LOT # 32 AND LOT # 43 AS BEING NORTH 84 DEGREES 08 MINUTES 00 SECONDS WEST AND ARE FOR ANGULAR CALCULATION ONLY.

REFERENCES : TAX MAPS, DEEDS OF RECORD, PLAT OF H.G.SLACK'S SUBDIVISION P.B.#6, PG. 10, PREVIOUS SURVEYS BY MAX GRAVES DATED 11-10-1999 AND CHARLES HARKNESS DATED 12-12-1997.

I HEREBY CERTIFY THIS PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND BASED UPON AN ACTUAL SURVEY COMPLETED BY BINCKLEY LAND SURVEYING IN JUNE, 2006.

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NOT RECORDABLE
DONALD E. BINCKLEY II #7879 DATE 6-29-2006