



S.A. ENGLAND SURVEYING

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Legal Description

0.190 Acres

All of Terrence E. & Denise Brown Parcels: Deed Volume 763, Page 317

Situated in the City of Zanesville 7th Ward, County of Muskingum, State of Ohio, and being part of Section 11, Township 16N, Range 14W, of the Congress Lands, and being more particularly described as follows;

Being a Re-Survey of 2 parcels conveyed to Terrence E. & Denise Brown, as recorded in Deed Volume 763, Page 317, in the Muskingum County Deed Records, also being all of Auditor's P.P.N. 83-02-04-14-000 (0.17 Acres) and P.P.N. 83-02-04-15-000 (0.018 Acres), and further described as follows;

Commencing at a 5/8" o.d. iron pin found (no cap) marking the Southwest corner of Lot 89 of Owens Addition, as recorded in Plat Book 2, Pages 111-112, in the Muskingum County Plat Records, also being on the East line of a 0.319 Acre parcel conveyed to Matthew Taylor & Kathryn Ann Anderson, as recorded in O.R. Book 3187, Page 399;

Thence, N 01°12'21" E 40.16 feet with the West line of said Lot 89, also being the East line of said parcel conveyed to Anderson, to an axle found marking the Southwest corner of a 0.225 Acre parcel conveyed to D. Douglas Darr, as recorded in O.R. Book 1023, Page 325, and being the **PRINCIPAL PLACE OF BEGINNING** of the **0.190 Acre parcel** herein to be described;

Thence, N 86°30'58" W 165.92 feet with the North line of said parcel conveyed to Anderson, to a 5/8" o.d. iron pin found on the East Right of Way Line of Schaum Avenue (50' Wide R/W).

Thence, N 03°24'52" E 50.00 feet with the East line of said Schaum Avenue, to an iron pin set at the Southwest corner of a 0.16 Acre parcel conveyed to Joshua R. Shumate, as recorded in O.R. Book 3019, Page 295;

Thence, S 86°43'24" E 163.14 feet with the South line of said 0.16 Acre parcel conveyed to Shumate, and extending along the South line of a 0.018 Acre parcel conveyed to Joshua R. Shumate, as recorded in O.R. Book 3019, Page 295, to a 1" o.d. iron pin found on the West line of said parcel conveyed to Darr;

Thence, S 00°16'28" W 50.67 feet with the West line of said parcel conveyed to Darr, to the **PRINCIPAL PLACE OF BEGINNING**, and containing **0.190 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The above described 0.190 Acre parcel contains 0.171 Acres in P.P.N. 83-02-04-14-000 and 0.019 Acres in P.P.N. 83-02-04-15-000.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in July of 2024.

Dated 7/12/24

Job No. 4361-24MU

Scott A. England P.S.
Ohio Registered Surveyor #7452

DESCRIPTION

APPROVED

By: [Signature] 7/15/2024

