

83-10-02-03
557 LUCK AVE

DESCRIPTION OF A 0.296 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, City of Zanesville, and being a part of Section # 12, Township 16 North, Range 14 West, of the Congress Lands East of the Scioto River , and part of Outlot # 4 of the plat of Brighton as recorded in Plat book # 2, page 105 and 106, also being all of Parcel # 83 - 10 - 02 - 02 and all of Parcel # 83 - 10 - 02 - 03 , which was last conveyed to Bernard J. and Patricia A. Hiles in Deed Volume # 738, Page # 15 , also being 7.5 feet of an alley 15.00 feet in width which was vacated by Ordinance # 95-39 recorded in Deed Volume 1108, Page 590 of Muskingum County Records, and being more particularly bounded and described as follows:

Beginning at the Northwest Corner of Lot # 101 of Brighton, thence along the north line of Lot # 101, South 89 degrees 39 minutes 04 seconds East 137.50 feet to an iron pin set in the centerline of an alley 15.00 feet in width and the True Place of Beginning ; thence along said centerline of the alley, which was vacated by Ordinance # 95 - 39 and recorded in Deed Volume 1108, page 590, North 00 degrees 20 minutes 56 seconds East 53.17 feet to an iron pin found ; thence South 81 degrees 10 minutes 06 seconds East 5.24 feet to a 1" pipe found ; thence along Zanesville Metropolitan Housing Authority property (Vol. 1149, Pg. 506) , South 87 degrees 38 minutes 13 seconds East 131.98 feet to an axle found , passing the east side of the vacated alley at 2.39 feet; thence continuing along said line , South 87 degrees 38 minutes 13 seconds East 11.38 feet to a point on the west side of Luck Avenue ; thence along Luck Avenue , South 00 degrees 00 minutes 09 seconds East 30.87 feet to a point ; thence continuing along Luck Avenue, North 75 degrees 35 minutes 52 seconds West 8.67 feet to a point ; thence continuing along Luck Avenue, South 00 degrees 15 minutes 58 seconds West 60.00 feet to an iron pin found ; thence leaving said Luck Avenue along R.E. & P.J. Goldsmith property (Vol. 701, Pg. 103) , North 89 degrees 44 minutes 02 seconds West 135.00 feet to a 1" pipe found in an alley 15.00 feet in width, passing the east side of the alley at 132.82 feet; thence along an alley 15.00 feet in width, North 00 degrees 15 minutes 58 seconds East 41.60 feet to an iron pin set on the south line of said vacated alley ; thence North 89 degrees 39 minutes 04 seconds West 5.26 feet to the True Place of Beginning .

Containing 0.296 Acres , more or less , (Parcel # 83-10-02-02 , 0.051 Acres more or less) ,(Parcel # 83-10-02-03 , 0.239 Acres more or less), and (Vacated alley 0.006 Acres more or less) subject to all easements , restrictions , or right of ways , either written or implied . All iron pins set are 30 inch long by 5/8 inch diameter rebar with a yellow cap labeled "Binckley" S - 7879 .

Bearings contained herein are assumed on the North Line of Lot # 101 as being South 89 degrees 39 minutes 04 seconds East and are for angular calculations only.

Binckley Land Surveying

Donald E. Binckley
Ohio Professional Surveyor # 7879

OFFICE COPY
NOT RECORDABLE

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

3-6-2002

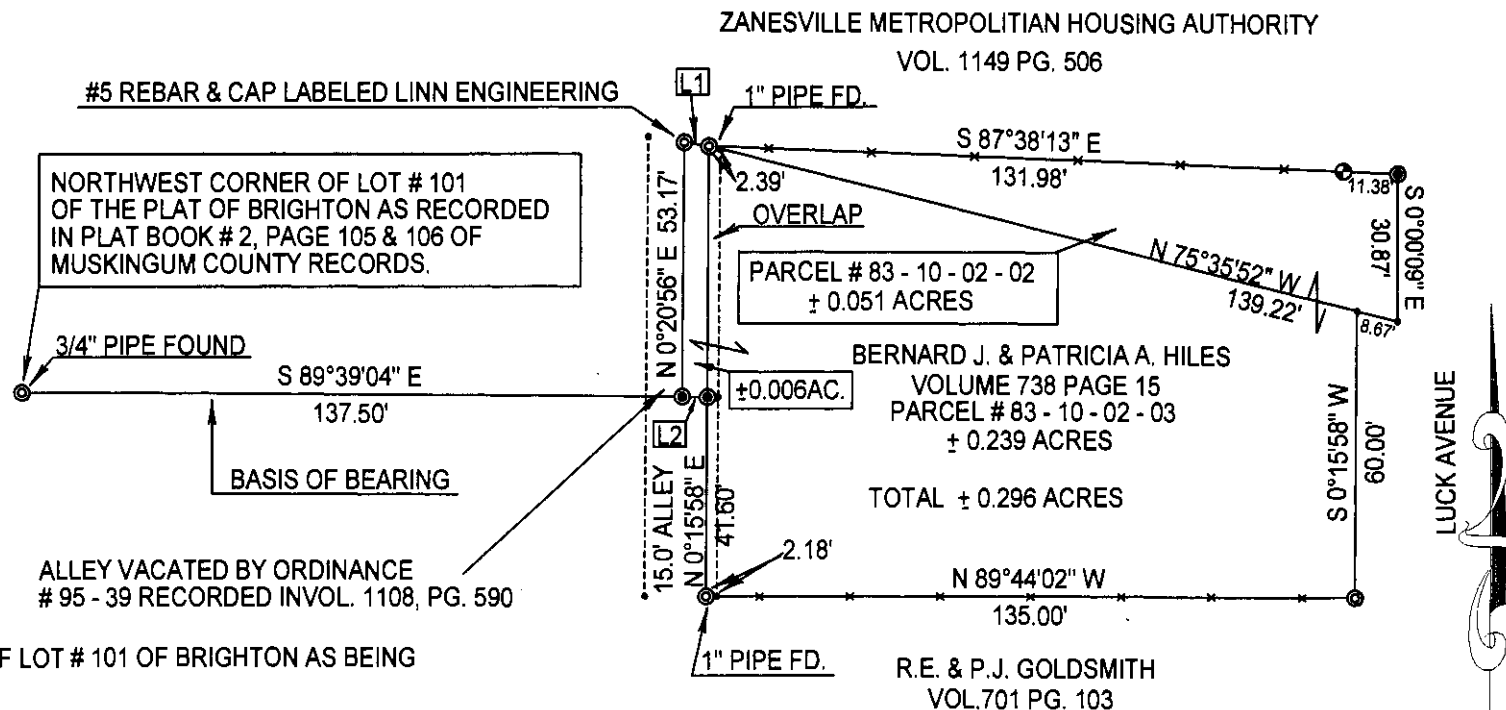
BINCKLEY LAND SURVEYING

6375 WINDSONG WAY NASHPORT, OHIO 43830

PHONE (740) 455 - 3736

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, AND BEING PART OF OUTLOT # 4 OF THE PLAT OF BRIGHTON AS RECORDED IN PLAT BOOK # 2, PAGE 105 & 106, AND BEING ALL OF PARCEL # 83 - 10 - 02 - 02 AND ALL OF PARCEL # 83 - 10 - 02 - 03 WHICH WAS LAST TRANSFERED TO BERNARD J. AND PATRICIA A. HILES IN DEED VOLUME 738, PAGE 15 OF MUSKINGUM COUNTY RECORDS.

line data		
Id	Bearing	Distance
L1	S 81°10'06" E	5.24'
L2	N 89°39'04" W	5.26'



BEARINGS ON THIS PLAT ARE ASSUMED ON THE NORTH LINE OF LOT # 101 OF BRIGHTON AS BEING S 89°39'04" E AND ARE FOR ANGULAR CALCULATION ONLY.

REFERENCES : TAX MAPS, DEEDS OF RECORD, PLAT OF BRIGHTON P.B. 2, PG. 105 & 106

I HEREBY CERTIFY THIS PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND REPRESENTS AN ACTUAL SURVEY MADE BY BINCKLEY LAND SURVEYING ON FEBRUARY 27TH, 2002.

DONALD E. BINCKLEY S - 7879 DATE

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

3-6-2002

SCALE 1" = 40'



LEGEND

- POINT
- IRON PIN FOUND
- ⊙ AXLE FOUND
- IRON PIN SET #5 REBAR WITH ID CAP LABELED BINCKLEY S - 7879
- FENCE