

DESCRIPTION FOR CONVEYANCE

BEING A PART OF OUTLOTS NUMBER 3 AND NUMBER 4 ACCORDING TO THE PLAT OF PUTNAM AND ALSO BEING A PART OF THE FACTORY LOT AS SHOWN ON THE PLAT OF G. W. KEARNS SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 48 OF THE MUSKINGUM COUNTY PLAT RECORDS; SITUATED IN THE CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (3/4 INCH ID PIPE) AT THE SOUTHWEST CORNER OF LOT NUMBER 7 OF G. W. KEARN'S SUBDIVISION; THENCE NORTH 06 DEGREES 38 MINUTES 14 SECONDS EAST 365.00 FEET ALONG THE EAST LINE OF LUCK AVENUE TO THE SOUTH LINE OF PROSPECT AVENUE; THENCE SOUTH 83 DEGREES 15 MINUTES 00 SECONDS EAST 266.57 FEET ALONG THE SAID SOUTH LINE OF PROSPECT AVENUE TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING AN EXISTING IRON PIN (1/2 INCH ROD) AT 120.00 FEET; THENCE CONTINUING SOUTH 83 DEGREES 15 MINUTES 00 SECONDS EAST 40.00 FEET ALONG THE SAID SOUTH LINE OF PROSPECT AVENUE TO AN IRON PIN SET; THENCE SOUTH 06 DEGREES 38 MINUTES 14 SECONDS WEST 193.00 FEET ALONG THE WEST LINE OF A TRACT CONVEYED TO E. AND E. NEWMAN AS RECORDED IN DEED BOOK VOLUME 669, PAGE 131 OF THE SAID COUNTY RECORDS, TO AN EXISTING IRON PIN (1 INCH ROD); THENCE NORTH 83 DEGREES 15 MINUTES 00 SECONDS WEST 40.00 FEET ALONG THE NORTH LINE OF LOT NUMBER 4 OF SAID G. W. KEARN'S SUBDIVISION TO AN IRON PIN SET; THENCE NORTH 06 DEGREES 38 MINUTES 14 SECONDS EAST 193.00 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (3/8 INCH ID PIPE) AT 66.00 FEET.

CONTAINING 0.177 MORE OR LESS ACRES, SUBJECT TO AN EXCEPTION OF 14 FEET FOR A PRIVATE ALLEY AT A POINT 113 FEET DISTANT FROM PROSPECT AVENUE AND PARALLEL TO PROSPECT AVENUE ACCORDING TO A SURVEY OF H. L. CONNAR, ON AUGUST 28, 1924.

ALSO THE RIGHT IN PERPETUITY TO THE GRANTEES, HEIRS AND ASSIGNS, TO USE SAID PRIVATE ALLEY FROM THE PREMISES HEREIN CONVEYED EASTWARDLY TO A PUBLIC ALLEY LYING EAST OF THE TRACT CONVEYED TO R. J. MATHENY BY CHARLES E. KEARNS, BY DEED DATED AUGUST 14, 1924, AND RECORDED IN VOLUME 208, PAGE 50 OF THE MUSKINGUM COUNTY DEED RECORDS. THE SAID USE OF SAID PRIVATE ALLEY BEING IN COMMON WITH THE OWNER OR OWNERS OF THE PREMISES WEST OF THE PREMISES HEREIN CONVEYED AND WHICH WAS A PART OF THE SAID TRACT CONVEYED TO SAID R. J. MATHENY AS AFORE SAID.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS.

BEARINGS ARE BASED ON THE DEED BEARING OF SOUTH 83 DEGREES 15 MINUTES 00 SECONDS EAST ASSIGNED TO THE SOUTH LINE OF PROSPECT AVENUE AS RECORDED IN DEED BOOK VOLUME 669, PAGE 131 OF THE MUSKINGUM COUNTY DEED RECORDS.

AUDITORS PARCEL NUMBER 80-83-18-01-11 (ALL)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY TO BE CORRECT AS SURVEYED BY ME, THIS 30th DAY OF APRIL 1986

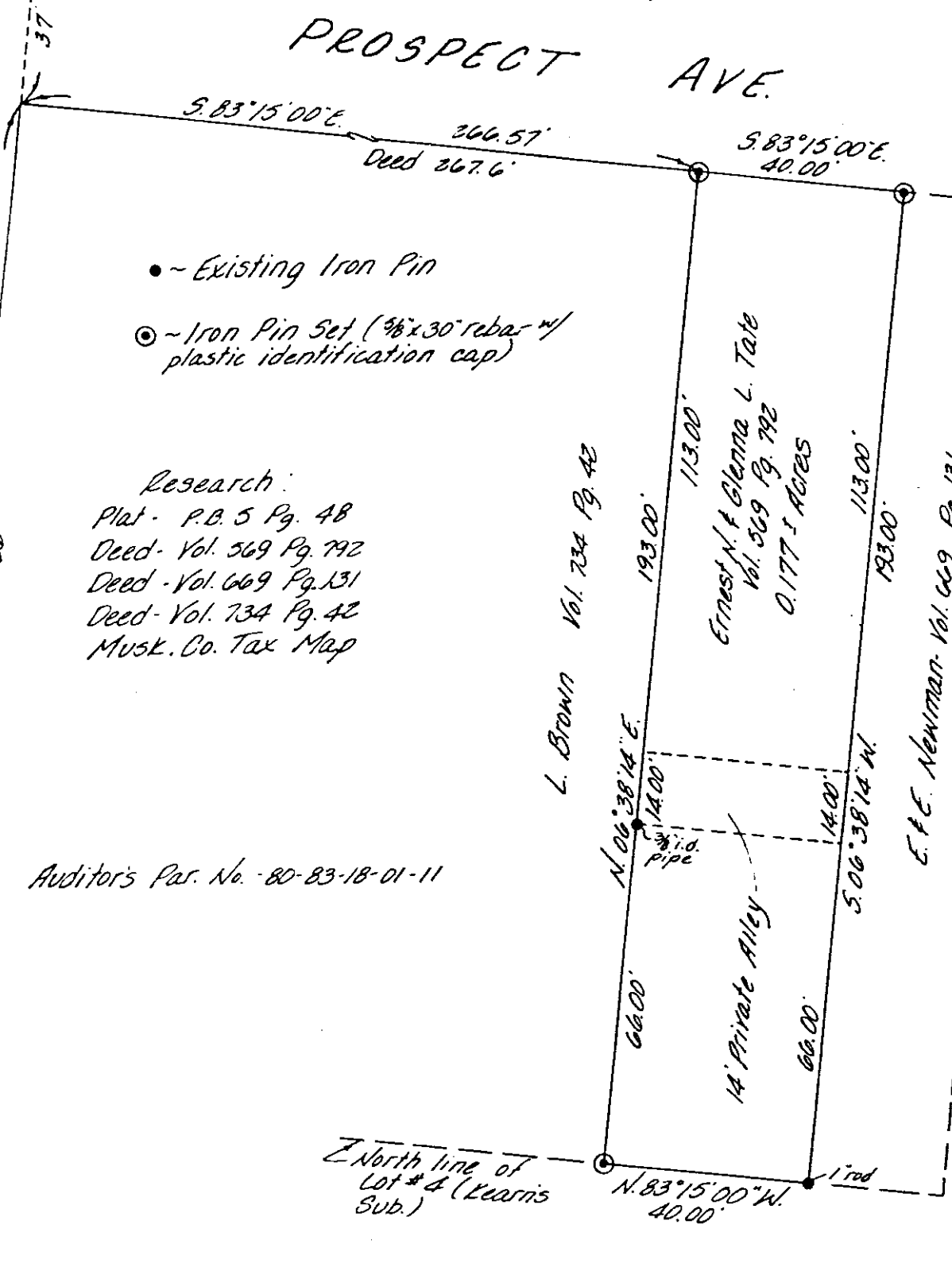
**OFFICE COPY
NOT RECORDABLE**
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

DESCRIPTION APPROVED
for Auditor's transfer

By W. M. L. [Signature]
5-6-86

Bearings are based
on the deed bearing of
S. 83°15'E. assigned to the
south line of Prospect Ave.
(Vol. 669, Pg. 131)

LUCK AVE.
N 06°38'14"E
365.00'
Plat 364.66'



- ~ Existing Iron Pin
- ⊙ ~ Iron Pin Set (3/8" x 30" rebar w/
plastic identification cap)

Research:
Plat - P.B. 5 Pg. 48
Deed - Vol. 569 Pg. 792
Deed - Vol. 669 Pg. 131
Deed - Vol. 734 Pg. 42
MusK. Co. Tax Map

Auditor's Par. No. - 80-83-18-01-11

North line of
Lot #4 (Kearns
Sub.)

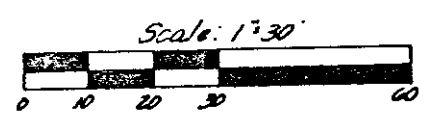
Southwest Corner
of Lot #7 - G.W. Kearns
Sub. P.B. 5 Pg. 48

DESCRIPTION APPROVED
for Auditor's transfer
By: W. J. Biedenbach
5-6-86

Being a part of Oullots No. 3 & 4 according
to the plat of Putnam and also being a part of
the "factory lot" as shown on the plat of G.W.
Kearns Subdivision as recorded in Plat Book 5,
Page 48 of the Muskingum County Plat Records,
situated in the City of Zanesville, Muskingum
County, Ohio.

I hereby certify the above plat and
survey to be correct to the best of my knowledge
and belief as prepared by me on the 29th day
of April 1986.

OFFICE COPY
NOT RECORDABLE



W. J. BIEDENBACH & ASSOC. Surveying & Mapping 3120 Lisa Ln. Zanesville, Ohio 43701 (614) 453-4850	
Drawn by: <u>WJ</u>	Date: <u>4-29-86</u>
Scale: <u>1" = 30'</u>	Checked by: