

83-19-01-04
321 OAK ST
83-19-01-03

Legal Description of Homesales Inc. Lands at 321 Oak Street

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Lots 28, and 29 of the Cliffwood Addition to Zanesville, (Re-Plat Book 1, Page 92), and also being known as Lots 8 and 9, of a subdivision of Lots 28, 29, and 30, by T. C. Connar, County Surveyor, and found in County Surveyor Book 3, Page 126, at the Muskingum County Engineers Office, and being the lands presently owned by Homesales Inc. of Delaware, as per Official Record 2220, Page 403, and being more particularly described as follows:

Beginning for reference at the Northeast Corner of Lot 28, of the Cliffwood Addition to Zanesville, as per Re-Plat Book 1, Page 92;

Thence along the north line of Lot 29, and the south line of Prospect Avenue, South 88 degrees 50 minutes 00 seconds East, 69.55 feet, (by deed), to the northeast corner of Lot 29, and the west line of Oak Avenue;

Thence along the west line of said Oak Avenue, South 21 degrees, 10 minutes 00 seconds East, 96.00 feet to an iron pin found on the Northeast corner of Lot 9, a subdivision by T. C. Connar, County Surveyor, as depicted in County Surveyor Book 3, Page 126, and found at the Muskingum County Engineers Office, and also being the south east corner of lands presently owned by C. and C. Felix, (OR 1923-472), and passing an iron pin found at 47.82 feet, and being the principal place of beginning;

Thence continuing along said west line of Oak Street the following two courses:

- 1.) South 21 degrees 10 minutes 00 seconds East, 84.48 feet to an iron pin set;
- 2.) South 43 degrees 46 minutes 01 seconds East, 15.09 feet to an iron pin found at the south east corner of Lot 9, of said subdivision by T. C. Connar, and the northeast corner of lands presently owned by R. L. Goldsmith, (DR 752-136);

Thence along the south line of said Lot 9, and the north line of said Goldsmith lands, South 83 degrees 48 minutes 33 seconds West, 158.82 feet to an iron pin found on the east line of a 12 feet wide perpetual right of way, and passing an iron pin found at 148.83 feet;

Thence along the east line of said right of way, North 02 degrees 31 minutes 59 seconds East, 39.46 feet to an iron pin found, on the northwest corner of Lot 8, and the southwest corner of said Felix lands;

Thence along the north line of Lot 8, and the south line of said Felix lands, North 59 degrees 40 minutes 28 seconds East, 133.47 feet to the principal place of beginning, containing 0.22 Acres more or less.

Appended to the above described tract is and augmenting easement for a perpetual right of way, and is described in Official Record 2220-403 as follows:

Together with an easement and perpetual right of way in common with the other lot owners abutting over and upon the following described strip of ground, being a part of lot number twenty-nine(29) and thirty(30), in said addition, described as follows:

Beginning at a point on the east line of said Lot 30, fort-four and four tenths(44.4) feet North 28.75 degrees East from the southeast corner of said lot;

Thence North 28.75 degrees East along the east line of said lot, seventeen and sixty-seven

hundredths(17.67) feet;

Thence North 88 degrees 10' West, one hundred and forty eight(148) feet;

Thence in a quarter circle of a radius of 10 feet on a northwest direction fifteen and seventy-one hundredths(15.71) feet;

Thence North 43 1/4 West, twenty-two and a half(22 1/2) feet;

Thence North 88 degrees 10 minutes West fifty-four and sixty-five(54.65) feet to a point 36.25 feet east of the west line of said Lot Number 29;

Thence South 2 1/4 degrees West, twenty-five(25) feet;

Thence South 88 degrees 10 minutes East, fifty-four and sixty-five(54.65) feet;

Thence South 2 1/2 degrees West, one hundred and thirty feet to a point forty(40) feet north of the south boundary line of said Lot 30;

Thence South 88 degrees 10 minutes east one hundred sixty-six(166) feet to the place of beginning, said easement and perpetual right of way is not exclusively to the owner of the above described lots, but is used in common with the owner or owners of any part or parcel of ground abutting upon the same.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on the east line of Lot 29, of Cliffwood Addition to Zanesville, and being South 21 degrees 10 minutes 00 seconds East, as per plat of said addition, and recorder in Re-Plat Book 1, Page 92.

This description is written based on a field survey completed July 22, 2009, by Jack D. Newcome, Reg. No. 7321.

Jack D. Newcome, Reg. No. 7321

7-23-09

Date

Parcel No.s

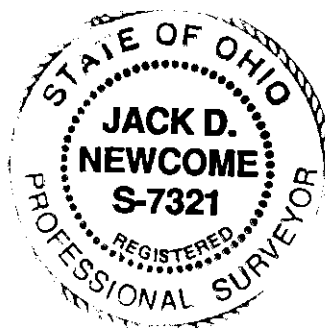
All of: 83-19-01-04-000 +- 0.06 Acres

All of: 83-19-01-03-000 +- 0.12 Acres

DESCRIPTION

APPROVED

By:



Northeast Corner Lot 28,
Cliffwood Addition to City
of Zanesville, Re-Pl. Bk. 1,
Pg. 92.

Lot 28

Prospect Avenue S 88°50'00"E 69.55'

Lot 29

LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊕ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊞ Monument Found

Perpetual Right of
Way 12' Wide

PARCEL NO.S

All of: 83-19-01-04-000 +- 0.10 Acres
All of: 83-19-01-03-000 +- 0.12 Acres



Lot 7

C. and C. Felix
OR 1923-472

Lot 8

Homesales Inc. of Delaware
OR 2220-403
+- 0.22 Acres

Lot 9

R. L. Goldsmith
DR 752-136

Lot 10

Oak Street R/W 66'

SITUATED IN:

State of Ohio, County of Muskingum, City of Zanesville, and being part of Lot 28, and 29, of Cliffwood Addition to Zanesville, Re-Pl. Bk. 1, Pg. 92, and also known as Lots 8, and 9, of a subdivision of Lots 28, 29, and 30, by T. C. Conner, County Surveyor, and found in Surveyor record Book 3, Page 126, and is on file at the Muskingum County Engineers Office.

BASIS OF BEARINGS

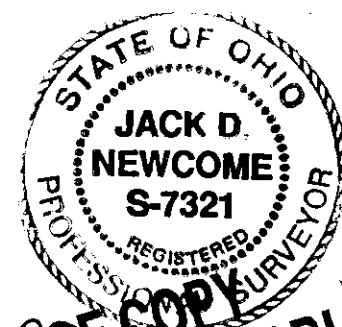
Bearings are based on the east line of Lot 29, of Cliffwood Addition to Zanesville, and being South 21 degrees 10 minutes 00 seconds East, as per plat of said addition, and recorded in Re-Pl. Bk. 1, Pg. 92.

REFERENCES

OR 2220-403
DR 752-136
OR 1923-472
Re-Pl. Bk. 1, Pg. 92
Co. Sur. Bk. 3,
Pg. 126

DESCRIPTION

APPROVED
By: *[Signature]* 7/24/2009



OFFICE COPY
NOT RECORDABLE
Date: 7/23/09
Surveyor No. 7321

Newcome Surveying Company
6516 Ballard Road
Nashport, Ohio
740-452-6700