

# S.A. ENGLAND & ASSOCIATES

Professional Land Surveying  
5179 Walnut Road • P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

## Exhibit "A"

### Legal Description 0.307 Total Acres

Auditors P.P.N. 83-22-04-34-000

Situate in the Seventh Ward in the City of Zanesville, County of Muskingum, State of Ohio, and being a re-survey of Auditors P.P.N. #83-22-04-34-000 the same being the Second Parcel being currently conveyed to Leanna Sears and Philip I. Huey by Deed Volume 1111, page 208 in the record of deeds in the Muskingum County Records Office, and being more particularly described as follows,

Beginning, at an iron pin set on the West Right-of-Way line of Luck Road (49.5' wide) marking the Northmost corner of Lot #1 and the Northeast corner of Spangler's Seventh Ward Subdivision to the City of Zanesville, of record by Plat Book 2, Page 43, in the record of Plats in the Muskingum County Records Office, the same being the Southeast corner of the Second Parcel conveyed to Sears - Huey, the **PRINCIPLE PLACE OF BEGINNING** of the 0.307 acre parcel herein to be described,

Thence, N 86° 17' 53" W leaving Luck Road and along the North line of Lot #1 and the North line of Spangler's Seventh Ward Subdivision 280.40 feet to an iron pin set on the North line of an Alley with a Right-of-Way of 8.00 feet, said iron pin being the Southeast corner of a parcel conveyed to The City of Zanesville, of record by Deed Volume 1111, Page 208, the Southwest corner of the 0.307 acre parcel herein to be described;

Thence, N 07° 01' 46" E leaving said Alley and the North line of said subdivision, and along the East line of said parcel conveyed to The City of Zanesville 48.08 feet to an iron pin set marking the Southwest corner of a parcel conveyed to Robert L. Greene, of record by Deed Volume 651, Page 111, the Northwest corner of the 0.307 acre parcel herein to be described;

Thence, S 86° 17' 53" E leaving The City of Zanesville parcel and along the South line of Greene 277.44 feet to West line of said Luck Road, the Southeast corner of Greene and the Northeast corner of the 0.307 acre parcel herein to be described;

Thence, S 03° 30' 00" W along the West line of Luck Road 48.00 feet to the **PRINCIPLE PLACE OF BEGINNING** and as surveyed contains a total of 0.307 Acres more or less. "SEE ATTACHED PLAT".

Subject to a right-of-way for ingress and egress from John A. Maier, et ux to Elizabeth D. Duvall, et al, executed August 16, 1937, filed for record August 17, 1937, and record in Muskingum County Deed Record Volume 270, Page 160 and all other utility easements buried and overhead, road \ alley or road right-of-ways, ingress \ egress easements zoning ordinances, and restrictions of record.

Bearings of the above description are based on those of Spangler's Seventh Ward Subdivision, Plat Book 2, page 43 and the West Right-of-Way line of Luck Road (49.5' R/W) as being N 83° 18' 00" W and is an assumed Meridian used to denote angles only.

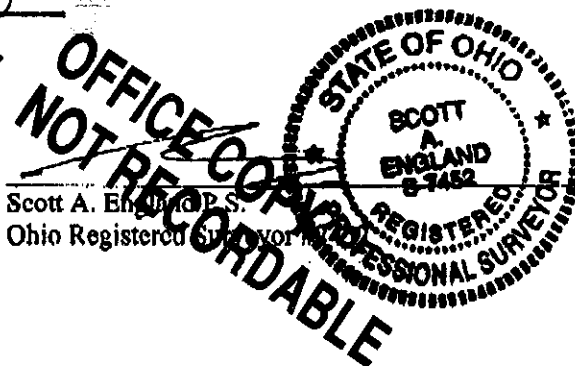
The above description is based on an actual field survey of the premises by or under the direct supervision of Scott A. England, Ohio Registered Surveyor #7452 in November, 2003.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY MSD

11-12-2003

Dated 11/00/03



Scott A. England P.S.  
Ohio Registered Surveyor

Property Location:

Situate in the Seventh Ward in the City of Zanesville, County of Muskingum, and in the State of Ohio. Being a re-survey of Auditors P.P.N. #83-22-04-34-000, the same being the Second Parcel being currently conveyed to Leanna Sears and Philip I. Huey by Deed Volume 1111, Page 208, in the record of deeds in the Muskingum County Records Office.

Bearings of this plat are based on those of Spangler's Seventh Ward Subdivision, by Plat Book 2, Page 43 and the West right-of-way line of Luck Road (49.5' R/W) as being S 03° 30' 00" W and is an assumed Meridian used to denote angles only.

Note "A"

Right-of-Way (16' wide) granted to Elizabeth D. Duvall, et al, executed August 16, 1937 filed for record August 17, 1937, and recorded in Muskingum County Deed Record Volume 270, Page 160.

Prepared For:  
Philip Huey  
Newark, Ohio

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY

11-12-1003

I Hereby Certify That An Actual Survey of  
The Premises Was Made and That This Plat  
Is Correct To The Best of My Knowledge

Dated: 11/10/03

Scott A. England  
Ohio Registered Surveyor #7452

# PLAT OF SURVEY

LOCATED IN THE 7th WARD  
CITY OF ZANESVILLE  
MUSKINGUM COUNTY  
STATE OF OHIO

Prepared By:

S.A. ENGLAND ASSOCIATES  
PROFESSIONAL LAND SURVEYING  
P.O. BOX 1770 (5179 WALNUT RD.)  
BUCKEYE LAKE, OHIO 43008  
740-928-8680 FAX 740-928-9565

PN 2003 1157-03MCU

