

83.27-01-03
83.27-02-01
83.27-01-08

TERRY FINLEY
Surveying & Mapping
Ohio Registered Surveyor #S-7222
155 Mockingbird Hill, Zanesville, OH 43701
Phone or FAX (740) 454-8721

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Muskingum, City of Zanesville and being all of those lands intended to be described in Deed Volume 1162, pages 267 through 273, including –

- All of **Dillon's Flag Avenue Addition**, (Lots 1 through 9 – 0.78 acres+-) Plat Book 2, page 74,
- All of **Achauer's Subdivision** (Lots 1 through 4 – 0.63 acres+-), Plat Book 3, page 67,
- And part of **Sullivan's First Addition**, Copy Plat Book 1, page 28, (Lots 1 through 13 - 1.11 acres, part of Lot 27 - 0.005 acres, part of Lot 28 – 0.05 acres+-, part of Lot 29 – 0.09 acres+-,

– and being further bounded and described as follows:

Commencing at a railroad spike found at the southwest corner of Lot Number One (1) of The Hook Bros. and Aston's Mill property, as recorded in Plat Book 1, page 195, thence, south 52 degrees – 27 minutes – 56 seconds west, 39.37 feet to a drill hole in a concrete walk on the west line of North Pine Street and the north line of West Main Street, and the **true point of beginning** for the parcel herein intended to be described;

Thence, continuing along the north line of West Main Street, the following eight (8) courses and distances:

1. south 59 degrees – 48 minutes – 34 seconds west, 32.80 feet to an iron pin found;
2. south 61 degrees – 10 minutes – 50 seconds west, 57.44 feet to a pk nail set in a four (4) inch steel pipe;
3. south 68 degrees – 21 minutes – 18 seconds west, 35.95 feet to an iron pin found;
4. south 72 degrees – 39 minutes – 33 seconds west, 123.20 feet to an axle found;
5. south 73 degrees – 46 minutes – 55 seconds west, 140.00 feet to a railroad spike set;
6. south 79 degrees – 56 minutes – 55 seconds west, 107.13 feet to a drill hole in a concrete sidewalk;
7. north 70 degrees – 18 minutes – 05 seconds west, 18.95 feet to an iron pin found;
8. north 70 degrees – 18 minutes – 05 seconds west, 125.75 feet to a point on the west bank of Chaps Run, from which a drill hole in a bridge crossing said Chaps Run bears south 07 degrees – 45 minutes – 15 seconds east, 15.07 feet;

Thence, north 19 degrees – 39 minutes – 39 seconds east, along said west bank and the east line of those lands now or formerly owned by S. Snelling (1623/572), 101.68 feet to a point;

Thence, continuing along the west bank of said Chaps Run and the east line of those lands now or formerly owned by Zanesville Welfare & Goodwill Industries, Inc. (736/08), the following nine (9) courses and distances:

1. north 28 degrees – 35 minutes – 12 seconds east, 32.24 feet to a point;
2. north 40 degrees – 23 minutes – 21 seconds east, 57.72 feet to a point;
3. north 29 degrees – 40 minutes – 05 seconds east, 15.51 feet to a point;
4. north 17 degrees – 34 minutes – 48 seconds east, 58.86 feet to a point;
5. north 26 degrees – 00 minutes – 38 seconds east, 60.41 feet to a point;
6. north 31 degrees – 40 minutes – 51 seconds east, 52.46 feet to a point;
7. north 69 degrees – 12 minutes – 50 seconds east, 36.14 feet to a point;
8. north 71 degrees – 31 minutes – 32 seconds east, 32.15 feet to a point;
9. north 75 degrees – 58 minutes – 06 seconds east, 38.94 feet to a point;

Thence, leaving said west bank, south 70 degrees – 18 minutes – 03 seconds east, 24.00 feet to a point;

Thence, south 19 degrees – 41 minutes – 55 seconds west, 45.69 feet, along the westerly line of those lands now or formerly owned by J. Waterman (769/86), to an iron pin found;

Thence, continuing along the southerly line of said Waterman lands, the following three (3) courses and distances:

1. south 70 degrees – 18 minutes – 05 seconds east, 4.87 feet to an iron pin found;
2. north 76 degrees – 05 minutes – 20 seconds east, 180.89 feet to a point;
3. north 72 degrees – 00 minutes – 00 seconds east, 125.35 feet to a point on the westerly line of North Pine Street, from which an iron pin set bears south 20 degrees – 49 minutes – 40 seconds west, 19.04 feet;

Thence, south 45 degrees – 30 minutes – 17 seconds east, 11.27 feet, along said North Pine Street to a point;

Thence, south 04 degrees – 29 minutes – 56 seconds east, 288.28 feet, along the west line of North Pine Street, to the ***point of beginning***, passing an iron pin set at 8.00 feet, and ***containing 4.156 acres more or less***.

Iron pins set are 5/8" rebar with yellow identification cap (Finley S-7222).

Subject to all legal highways and easements, whether recorded or implied.

Bearings described herein are based assumed azimuth and to be used for angle purposes only

Being all of Auditor's Parcel #83-27-01-03-000
all of Auditor's Parcel #83-27-01-08-000
all of Auditor's Parcel #83-28-02-01-000

This description, written on September 25, 2007, is based on an actual survey by Terry J. Finley, Ohio Registered Surveyor #S-7222.



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NOT RECORDABLE
Terry J. Finley, Registered Surveyor #S-7222

APPROVED FOR CLOSURE

[Signature] 10/26/2007

EXEMPT FROM
PLANNING COMMISSION

[Signature] 10/26/2007

APPROVED FOR CLOSURE

10/26/07

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE BEING ALL OF THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOLUME 1162, PGS. 267 THRU 273.

THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED AZIMUTH AND USED FOR ANGLE PURPOSES ONLY.

IRON PINS SET ARE 5/8" REBAR WITH YELLOW I.D. CAP (FINLEY S-7222)

EXEMPT FROM PLANNING COMMISSION

10/26/07

0 50 100

SCALE: 1"=100'

REFERENCES USED:
DEED VOL. 1162, PG. 267
DILLON'S FLAG AVENUE ADD. P.B. 2, PG. 74
all lots 1 thru 9, 0.78 ACRES
ACHAUER'S SUBDIVISION P.B. 3, PG. 67
all lots 1 thru 4, 0.63 ACRES
SULLIVAN'S FIRST ADD. COPY P.B. 1, PG. 28
lots 1 thru 13, 1.11 ACRES, part lot 27, .005 AC. PT. LOT 28, .050 AC. PT. LOT 29, .09 AC.
VACATION PLATS VOL. 356, PG. 17
736 05

DEED VOLS. 769/86, 736/08, 1623/572
TAX MAPS
SURVEY BY L. PETER DINAN 1-25-2006

SOUTHWEST CORNER LOT #1, THE HOOK BROS. AND ASTON'S MILL PROPERTY, PLAT BOOK 1, PAGE 195.

THIS PLAT AND ACCOMPANYING DESCRIPTION WERE PREPARED ON SEPTEMBER 25TH, 2007 BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222 BASED ON AN ACTUAL SURVEY AND IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS, RECORDED OR IMPLIED.



LEGEND: IRON PIN SET ●
IRON PIN FOUND ○
AXEL FOUND ⊙
R/R SPIKE SET ▲
PK NAIL SET IN ▴
4" PIPE ▽
DRILL HOLE ⊗

ZANESVILLE WELFARE & GOODWILL INDUSTRIES INC. 736/8

S. SNELLING 1623/572

ZANESVILLE WELFARE & GOODWILL INDUSTRIES INC. 736/8

LINE TABLE

LINE	BEARING	DISTANCE
L56	S 59°48'34" W	32.80'
L57	S 61°10'50" W	57.44'
L62	N 70°18'05" W	18.95'
L82	S 70°18'05" E	4.87'
L85	S 45°30'17" E	11.27'
L113	S 68°21'18" W	35.95'
L290	N 28°35'12" E	32.24'
L291	N 40°23'21" E	57.72'
L292	N 29°40'05" E	15.51'
L293	N 17°34'48" E	58.86'
L294	N 26°00'38" E	60.41'
L295	N 31°40'51" E	52.46'
L296	N 69°12'50" E	36.14'
L297	N 71°31'32" E	32.15'
L298	N 75°58'06" E	38.94'
L299	S 70°18'03" E	24.00'
L300	S 19°41'55" W	45.69'

4.156 AC.

DRILL HOLE IN BRIDGE BEARS S 74°15'-E 15.07'

BUILDING CORNER BEARS S-86-35-58-E 32.75' FROM PROP. COR.

BUILDING

WEST MAIN STREET

OFFICE COPY NOT RECORDABLE

TERRY J. FINLEY SURVEYING AND MAPPING

155 MOCKINGBIRD HILL

ZANESVILLE, OHIO 43701

DATE: 9/25/2007

SCALE: 1" = 100'

DRAWN BY: TJF