

83-27-05-023

130 CHAPMAN ST

DESCRIPTION OF PARCEL # 83 - 27 - 05 - 23 WHICH WAS CONVEYED TO JAMES O. AND TAMITHA L. SPENCE IN VOLUME 1085, PAGE 105 OF MUSKINGUM RECORDS.

Situate in the State of Ohio, County of Muskingum, City of Zanesville, and being a part of Lot # 67 of Chapman's Addition to the City of Zanesville ( Plat Book # 1, Page # 239 ) and being all of parcel # 83 - 27 - 05 - 23 as conveyed to James O. And Tamitha L. Spence in Deed Volume 1085, Page 105, of the Muskingum County Deed Records, and being more particularly bounded and described as follows:

Beginning for reference at a bore hole in a concrete curb at the intersection of Chapman Street and an alley 16.50 feet wide also being the Southwest Corner of Lot # 68 of Chapman's Addition ; thence North 33 degrees 00 minutes 00 seconds West 120.00 feet along the East Right of way line of Chapman Street ( 50.00 foot Right of Way ) to an iron pin found at the Northwest corner of Lot # 67 of Chapman's Addition , passing an iron pin found at 30.00 feet , 60.00 feet , and iron pin set at 100.55 feet and the True place of Beginning ; thence leaving said Right of Way line along the South line of John and Ruby Grimes property ( Vol. 884 Pg. 45 ) , North 50 degrees 51 minutes 24 seconds East 135.20 feet to an iron pin found at the Northeast Corner of Lot # 67 and the west line of an alley 8.00 feet wide ; thence along the west line of the 8.00 foot wide alley and the East line of Lot # 67 South 38 degrees 15 minutes 10 seconds East 33.70 feet to an iron pin set on the west line of said alley and the line between said ( James O. And Tamitha L. Spence Vol.1085 Pg. 105 ) and ( Edward J. And Mary L. Steil , Vol.409 Pg. 174 ) ; thence leaving said alley along the line between said Spence and Steil , South 58 degrees 25 minutes 14 seconds West 39.17 feet to an iron pin set ; thence South 33 degrees 43 minutes 00 seconds East 2.62 feet to an iron pin set on a line between said Spence and Steil property ; thence continuing along a line between said Spence and Steil property South 57 degrees 45 minutes 00 seconds West 98.40 feet to an iron pin set in the West line of Lot # 67 and the East right of way line of Chapman Street ; thence along the East right of Chapman Street and the West line of Lot # 67 North 33 degrees 00 minutes 00 seconds West 19.45 feet to an iron pin set and the True place of Beginning .

Containing 0.084 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 from a previous survey by Max Graves on the East Right of Way of Chapman Street as being North 33 degrees 00 minutes 00 seconds West and are for angular measurement only.

This description is based on a field survey made by Binckley Land Surveying , Nashport , Ohio in August 1999.

Binckley Land Surveying

John E. Binckley  
Ohio Professional Surveyor No. 7879

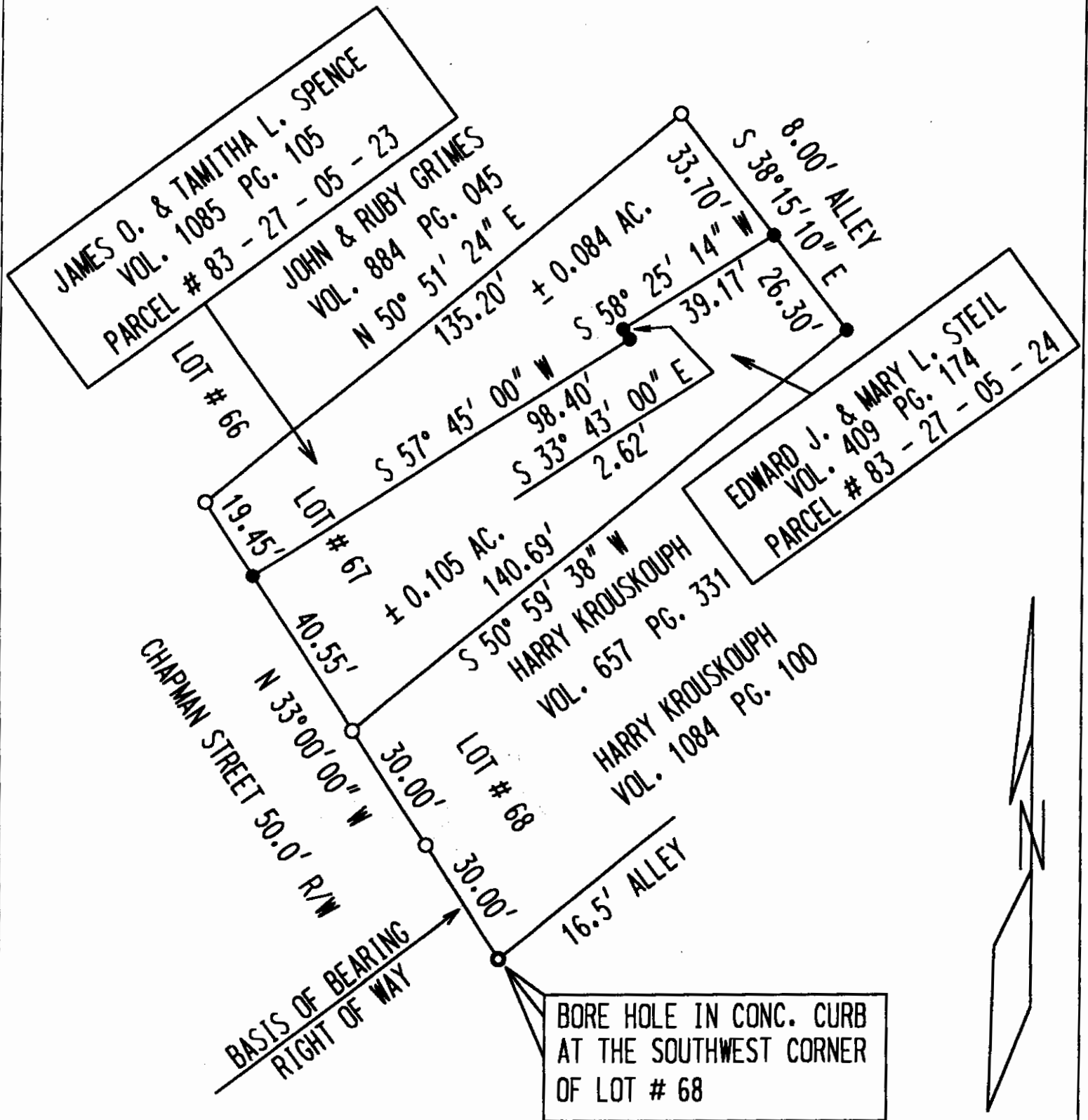
DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*

9-3-99

# BINCKLEY LAND SURVEYING

6375 WINDSONG WAY NASHPORT, OHIO 43830

PHONE : ( 740 ) 455 - 3736



## SURVEY FOR HARRY KROUSKOUH

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, BEING A PART OF LOT # 67 OF CHAPMAN'S ADDITION TO THE CITY OF ZANESVILLE AS RECORDED IN PLAT BOOK # 1, PAGE 239 OF MUSKINGUM CO. RECORDS, AND BEING PARCEL # 83 - 27 - 05 - 23 & PARCEL # 83 - 27 - 05 - 24

**BASIS OF BEARING** : BEARINGS ON THIS PLAT ARE ASSUMED ON A PREVIOUS SURVEY BY MAX GRAVES, 08 - 10 - 1987, ON THE EAST R / W OF CHAPMAN ST. AS BEING N 35° 00' 00" W.

**REFERENCES** : TAX MAPS, DEEDS OF RECORD, PREVIOUS SURVEY BY MAX GRAVES, 08 - 10 - 1987, PLAT OF CHAPMAN'S ADDITION PLAT BK. 1 PAGE 239.

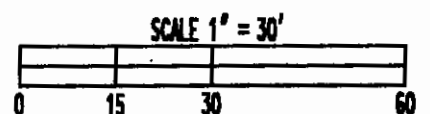
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE ABOVE PLAT TO BE CORRECT AS PREPARED BY ME THIS 1ST DAY OF SEPTEMBER, 1999, FROM AN ACTUAL SURVEY COMPLETED BY BINCKLEY LAND SURVEYING.

**OFFICE COPY  
NOT RECORDABLE**

DONALD E. BINCKLEY, PROFESSIONAL SURVEYOR # 7879 DATE

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*

9-3-99



LEGEND	
●	IRON PIN SET
○	IRON PIN FOUND
○	BORE HOLE