

# Boundary Survey for Linden Avenue, LLC

Situated in the City of Zanesville,  
Muskingum County, Ohio

Being part of Lot 9 & Lot 10, part of a 16.5 foot alley  
(vacated as described in Deed Book 356, Page 17 - 19),  
all of Lots 11, 12 & 13, part of Chapman Street (vacated  
by Ord. #5648 as recorded in Deed Book 853, Page 343  
and Deed Book 356, Page 19) as shown on plats  
of Sullivan's Addition as recorded in Plat Book 1, Page 32  
& Replat Book 1, Pages 26 & 28.

Also being part (0.0191 Ac.) of the property conveyed  
to J.W. City Car Co., LLC by a deed recorded  
in Official Record Book 2670, Page 750  
(Aud. Par. #83-28-02-01-000, part)  
and all (0.6290 Ac.) of the property conveyed  
941 Main St. LLC by a deed recorded in  
Official Record Book 2838, Page 327  
(Aud. Par. #83-28-02-01-001, all)

## Pertinent Documents

Pertinent documents are all deeds and plat  
shown; and tax map.

## Bearing Reference

The bearings shown on this plat are based  
on the bearings in a deed to J.W. City Car  
Co., LLC as recorded in O.R. 2670, Pg. 750.

## Certification

I hereby certify this plat to be true and accurate  
based on an actual field survey made under my  
supervision during June of 2019.

Harold W. Hitchens, Jr., Reg. Surv. #6751  
June 20, 2019.

Drawn By: III  
JN:5366-03-19

**0.6476 Acres**

941 Main St LLC  
O.R. 2838 - 327  
(0.629 Acres - deed)  
(Aud. Par. #83-28-02-01-001)

J.W. City Car. Co., LLC  
O.R. 2670 - 750  
(Aud. Par. #83-28-02-01-000, part)

DESCRIPTION

APPROVED

By: *[Signature]*

Robert L. Presson  
& Catherine M. Presson  
O.R. 2384 - 816

Shelby Snelling, TOD  
O.R. 2123 - 571

S.W. Cor., Lot 1,  
Re-Plat Hook Bros. &  
Aston's Mill Property  
P.B. 2, Pg. 134

North Pine St. (33')

## Legend

- ☐ - Axle Found
- - Iron Pin Found, 5/8" rebar  
(unless shown otherwise)
- - Iron Pin Set, 5/8" rebar  
w/ plastic identification cap
- ▲ - Drill Hole Made in Conc. Walk
- △ - Drill Hole Found in Conc. Walk
- ◡ - Railroad Spike Found

J.W. City Car. Co., LLC  
O.R. 2670 - 750

Proposed  
1.1029 Acre  
Tract

S. 73° 46' 55" W.  
140.00'

S. 79° 56' 55" W.  
49.00'

S. 05° 00' 51" E.  
33.50'

N. 85° 00' 23" E.  
20.75'

S. 05° 23' 05" W.  
145.00'

S. 72° 56' 08" E.  
101.67'

N. 40° 23' 21" E.  
56.55'

N. 28° 35' 12" E.  
32.24'

N. 19° 39' 39" E.  
101.68'

N. 70° 18' 05" W.  
144.70'

N. 70° 18' 05" W.  
125.75'

S. 79° 56' 55" W.  
58.13'

S. 79° 56' 55" W.  
30.68'

S. 79° 56' 55" W.  
27.45'

S. 79° 56' 55" W.  
(0.0191 Acres.)

S. 79° 56' 55" W.  
18.95'

S. 79° 56' 55" W.  
14.70'

S. 79° 56' 55" W.  
12.57'

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10.00'

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