

DESCRIPTION OF A 0.0636 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, City of Zanesville, and being part of the Fourth Quarter Township, Township 1 North, Range 8 West in the United States Military District and being part of Lot # 58 of West Zanesville Subdivision as recorded in Plat Book # 1, Pages 154 and 155 and being all of the J.P.Morgan Chase Bank property recorded in Volume # 1875, Page 834, of Muskingum County records and being more particularly described as follows ;

Beginning for Reference at the Southeast corner of Lot # 58 of West Zanesville Subdivision (P.B. # 1, Pg. 154 & 155), in the Fourth Quarter Township, Township 1 North, Range 8 West, thence along the east line of Lot # 58 and the west right of way line of Fulton Street (50.00 feet wide) , North 27 degrees 30 minutes 40 seconds East 140.79 feet to an iron pin set at the True Place of Beginning ; thence leaving said right of way along a line crossing Lot # 58 , North 62 degrees 35 minutes 37 seconds West 66.00 feet to an iron pin set ; thence along the west line of Lot # 58, North 27 degrees 30 minutes 40 seconds East 42.00 feet to an iron pin set on the south right of way line of Vroom Alley 25.00 feet in width (formerly know as Reeve Alley) ; thence along said right of way , South 62 degrees 35 minutes 37 seconds East 66.00 feet to a point on the west right of way of Fulton Street 50.00 feet wide; thence along said road right of way South 27 degrees 30 minutes 40 seconds West 42.00 feet to an iron pin set at the True Place of Beginning .

Containing 0.063 acres or 2771.9954 square feet, more or less, subject to all easements , restrictions , or right of ways , either written or implied. All iron pins set are # 5 rebar 30 inches long with a yellow I.D. cap labeled "BINCKLEY S - 7879" .

Also the following described easement 8.00 feet in width;

Beginning for Reference at the Southeast corner of Lot # 58 of West Zanesville Subdivision (P.B. # 1, Pg. 154 & 155), in the Fourth Quarter Township, Township 1 North, Range 8 West, thence along the east line of Lot # 58 and the west right of way line of Fulton Street (50.00 feet wide) , North 27 degrees 30 minutes 40 seconds East 132.79 feet to a point at the True Place of Beginning ; thence leaving said right of way along a line crossing Lot # 58 , North 62 degrees 35 minutes 37 seconds West 66.00 feet to a point ; thence along the west line of Lot # 58, North 27 degrees 30 minutes 40 seconds East 8.00 feet to an iron pin set ; thence along the South line of J.P.Morgan Chase Bank property (Vol.1875, Pg. 834) , South 62 degrees 35 minutes 37 seconds East 66.00 feet to a point on the west right of way of Fulton Street 50.00 feet wide; thence along said road right of way South 27 degrees 30 minutes 40 seconds West 8.00 feet to a point at the True Place of Beginning .

Bearings on this description are assumed on the north right of way line of Lee Street in West Zanesville Subdivision , as being North 62 degrees 40 minutes 00 seconds West and are for angular calculation only.

This description is based on an aerial survey completed by Binckley Land Surveying in November 2004.

Donald E. Binckley 11-22-2004 Date

DESCRIPTION APPROVED
FOR ALIENATION TRANSFER
BY *[Signature]*

11-22-2004

BINCKLEY LAND SURVEYING

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PHONE (740) 455-3736 FAX (740) 455-9149

SURVEY FOR KOEHLER REALTY CO.

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, IN THE FOURTH QUARTER TOWNSHIP, TOWNSHIP 1 NORTH, RANGE 8 WEST, IN THE UNITED STATES MILITARY DISTRICT, AND BEING PART OF LOT # 58 OF WEST ZANESVILLE SUBDIVISION AS RECORDED IN PLAT BOOK # 1, PAGE 154 & 155 OF MUSKINGUM COUNTY RECORDS, AND BEING ALL OF PARCEL # 83-35-03-20, WHICH WAS LAST CONVEYED TO J.P. MORGAN CHASE BANK IN DEED VOLUME 1875, PAGE 834 OF MUSKINGUM COUNTY RECORDS.

DESCRIPTION APPROVED
FOR AUTOMATIC TRANSFER
BY 11-22-2004

LEGEND

- IRON PIN SET
- POINT

J.P. MORGAN CHASE BANK
PARCEL #83-35-03-20
VOLUME 1875 PAGE 834
±0.063 ACRES

JULIE C. RICHLEY TRUSTEE
VOL. 1818 PG. 933

NOTE: THE RESIDENCE ENCROACHES ON VROOM ALLEY AND THE ADJOINING GARAGE ENCROCHES ON THIS PARCEL AND THE EASEMENT. SEE DETAIL ON SUPPLEMENTAL DRAWING # 2.

BASIS OF BEARINGS: BEARINGS ON THIS PLAT ARE BASED ON THE NORTH R/W LINE OF LEE STREET AS BEING N 82°40' 00" WEST

REFERENCES: TAX MAPS, DEEDS OF RECORD, PLAT OF WEST ZANESVILLE (PLAT BOOK # 1, PAGE 55) AND REPLAT BOOK #1 PAGES 16&17.

I HEREBY CERTIFY THIS PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND REPRESENTS AN ACTUAL SURVEY COMPLETED BY BINCKLEY LAND SURVEYING IN NOVEMBER, 2004.

DONALD E. BINCKLEY II P.S. 4767 DATE

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NOT RECORDABLE

