

84-08-01-09  
1112 CONVERS AVE



2-27-84-7

# Know all Men by these Presents

That Stephen P. Flower and Becky Flower, husband and wife,

of Muskingum County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to

whose tax mailing address is

DESCRIPTION APPROVED  
for Auditor's transfer

By W. L. Set. 5-20-84

the following real property: \*

Situated in the County of Muskingum, in the State of Ohio, and in the City of Zanesville, and bounded and described as follows:

Being the South half of Lot No. 29 in the McIntire Terrace Plat No. 1, as delineated upon the plat thereof recorded in Plat Book 1, page 68, of the Plat Records of said County. Said South half of said Lot No. 29 has a frontage on Blue Avenue of one hundred twenty and 56/100 (120.56) feet and a frontage on Granger Avenue (now known as Convers Avenue) of one hundred twenty and 91/100 (120.91) feet, according to said plat.

EXCEPTING THEREFROM a forty (40) foot wide strip of land running from Blue Avenue to Granger Avenue (now known as Convers Avenue) off the North side of said South half of said Lot No. 29, conveyed by Jane A. McCaslin by deed dated September 25, 1903, to Mrs. Mary Brooks recorded in Deed Book 134, Page 184 of the Land Records of said County. ALSO EXCEPTING THEREFROM the following described premises: Beginning at a concrete monument at the southwest corner of said Lot No. 29, on the East property line of Blue Avenue; thence running North 6° 30' East, on the east property line of Blue Avenue, a distance of eighty and 56/100 (80.56) feet to an iron pin; thence running North 89° 21' East, along the north property line, a distance of eighty-eight and 21/100 (88.21) feet to an iron pin; thence running South 3° 23' West, a distance of seventy-six and 25/100 (76.25) feet to an iron pin, on the south property line; thence running South 87° 35' West, on the south property line, a distance of ninety-two and 9/10 (92.9) feet to the place of beginning. Bearings given above are present magnetic. The description of this excepted parcel is according to a survey made by William Neikirk on November 25, 1941, and which parcel was conveyed by Luella M. Bell and Frank Bell to John F. Brauning and Elizabeth Brauning by deed of general warranty recorded in Vol. 297, Page 157 of Muskingum County Deed Records.

Being the same premises conveyed by Elizabeth M. Elwell and Roy Elwell, wife and husband, to H. Laverne Jackson and Gordon E. Jackson, by Warranty Deed dated October 29, 1955 and recorded in Muskingum County Deed Book 448, at Page 283 (H. Laverne Jackson and Hazel Laverne Jackson is one and the same identical person.)

The above property is more specifically given in a survey and description written by Jerry Lee Gamble, Reg. Surveyor #5737 on May 19, 1980, which follows:

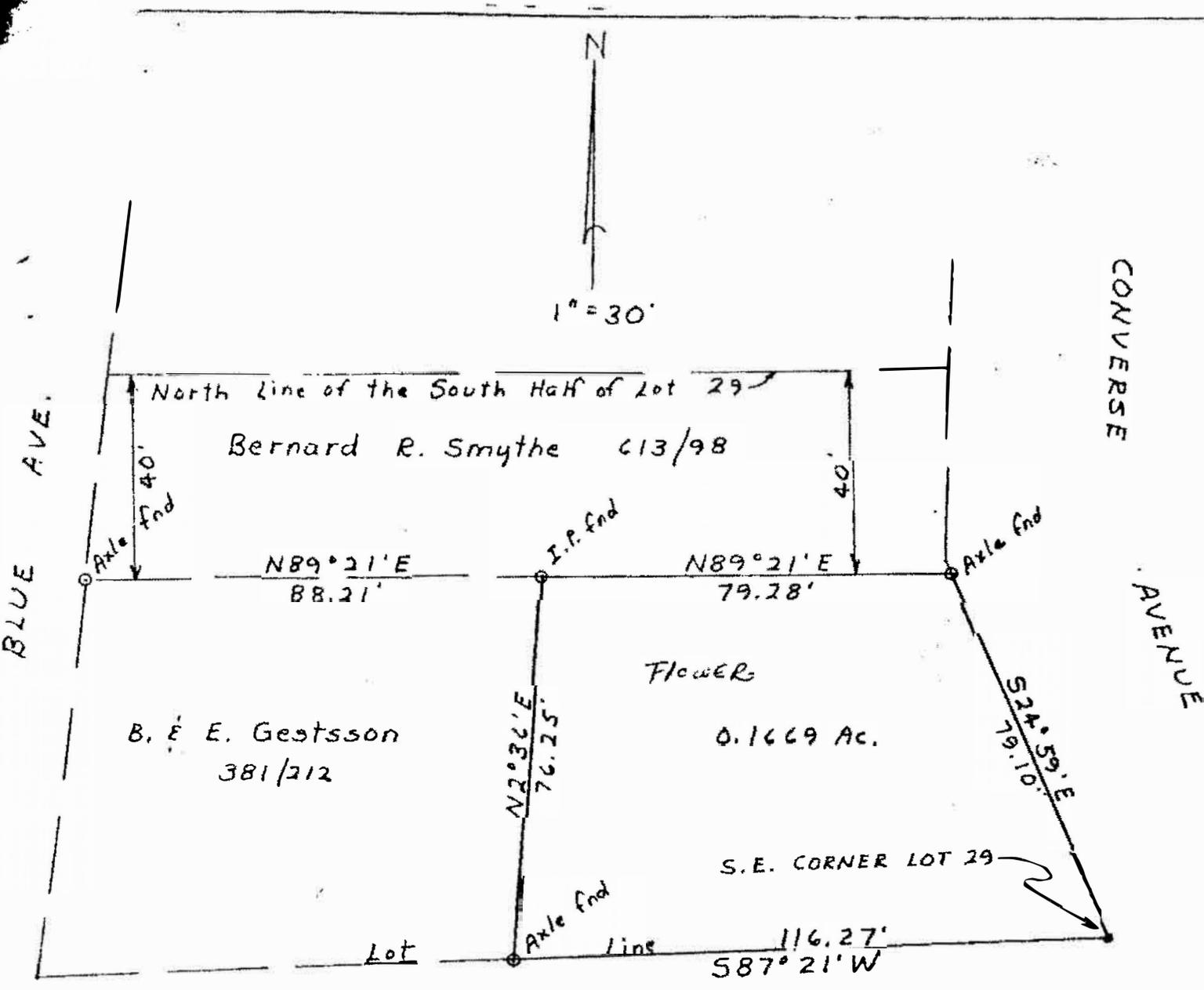
Situated in the County of Muskingum, in the State of Ohio, and in the City of Zanesville, and bounded and described as follows:

Being a part of the South half of Lot No. 29 in the McIntire Terrace Plat No. 1 as delineated upon the plat thereof recorded in Copy Plat Book 1, Page 19 of the Plat Records of said County, and more particularly described as follows:

Beginning at the Southeast corner of said Lot No. 29, on the westerly line of Convers Avenue; thence running South 87 Degrees 21 minutes West along the South line of said Lot No. 29 a distance of 116.27 feet to an axle found at the Southeast corner of the premises conveyed to Benedict and Elaine Gestsson by deed recorded in Vol. 381, Page 212 of the Deed Records of said County; thence North 02 degrees 36 minutes East along the easterly line of said Gestsson premises 76.25 feet to an iron pin found on the South line of the premises conveyed to Bernard R. Smythe by deed recorded in Vol. 613, Page 98 of said Deed Records; thence North 89 degrees 21 minutes East along the South line of said Smythe premises 79.28 feet to an axle found on the westerly line of Convers Avenue; thence South 24 degrees 59 minutes East along the westerly line of Convers Avenue 79.20 feet to the place of beginning, containing 0.1669 acre.

\*Convers Avenue and Converse Avenue are one and the same.

OFFICE COPY  
NOT RECORDABLE



DESCRIPTION APPROVED  
for Auditor's transfer  
*[Signature]*

Being part of the South  $\frac{1}{2}$  of Lot No. 29 in  
McIntire Terrace Plat No. 1 (Copy P.B. 1, Pge. 19)  
situate: City of Zanesville, Muskingum County, Ohio

I hereby certify that I have surveyed  
this plat is a correct representation  
DATE: 5/19/80

the premises as shown hereon and that  
of said survey  
*[Signature]*  
Jerry Lee Gamble, Registered Surveyor  
No. 52080

**OFFICE COPY  
NOT RECORDABLE**