

SITUATED IN:

State of Ohio, County of Muskingum, City of Zanesville,
Fourth Ward, and being part of Lot 11 of Mt. Auburn
Addition to the City of Zanesville, Plat Book 1, Page 74
& 75, Township 1, Range 8, United States Military Lands

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate
System, NAD 83(2011), South Zone, Grid North, as per GPS
observations

LEGEND

- Iron Pin Set 5/8" rebar
- Iron Pin Found 5/8" rebar
- Iron Pipe Found 3/4" I.D.
- Axle Found
- X — Fence Line

REFERENCES

- DV 95, Pg. 293-296
- DV 95, Pg. 602
- Survey by Bryan McPeck
- Survey by Stephen Bowman
- All deed Ref. shown on this plat

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED

Doyle

Bradley A. and Jessica R.
Grimes
OR 3102-577

Bentley Sinclair
Properties LLC,
OR 3095-315

C.P.'s Land
Holdings LLC,
OR 3124-273
±0.155 Acres

inseparable appurtenance
easement for right-of-way,
OR 2510-888, first conveyed
in DV 95, Pg 293-296

Part of Parcel #:
84-13-04-18-000

C.P.'s Land Holdings LLC,
OR 3124-273

Part of Parcel #
84-13-04-18-000

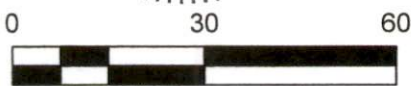
Iron pin fd.
(Mcpeek) in 2"
pipe

Blue Avenue

Southwest Corner of Lot 11
of Mt. Auburn Addition
PB. 1, Page 74-75

62.00'
S 55°11'46" E 137.00' (T)
P.O.B.
75.00'

Roosevelt Avenue R/W 40'



Graphic Scale in feet: 1" = 30'

DESCRIPTION
APPROVED

By: *DL 46/10-12-14*

Jack D. Newcome 5-29-24
Date

Reg. Surveyor No. 7321
NOT RECORDABLE

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio 43830
740-452-5796