

Situated in the State of Ohio, County of Muskingum, City of Zanesville:

Being part of Lot 1 and vacated right of way of McIntire Avenue within the River Addition to West Zanesville recorded in Plat Book 1, Page 168, further **being part of the Ohio Central Railroad, Inc. property** recorded in Deed Book Volume 1012, Page 74 of said county's deed records, further **being all of Muskingum County Auditor's Parcel Number 84-18-06-02-000**, and more particularly described as follows;

Beginning at the unmarked Northwest corner of said Lot 1, further being on the East line of Linden Avenue and corner of a vacated portion of McIntire Avenue (Ordinance Number 62-17) and recorded in Deed Book 516, Page 184;

- #1- **THENCE North 28 degrees 20 minutes 06 seconds East 47.36 feet** along Linden Ave. to an unmarked point, from which an iron pin (set) for reference bears North 54 degrees 03 minutes 08 seconds West 3.06 feet;
- #2- **THENCE South 54 degrees 03 minutes 08 seconds East 154.42 feet** into said railroad property and vacated portion of McIntire Avenue to an iron pin (set);
- #3- **THENCE South 53 degrees 25 minutes 12 seconds West 73.87 feet** continuing through said railroad property and crossing into said Lot 1 to an iron pin (found) at the Northeast corner of the 760 Linden Properties LLC property recorded in Official Record Volume 1980, Page 4;
- #4- **THENCE North 61 degrees 39 minutes 54 seconds West 112.74 feet** along a common line for said properties to a survey nail (found);
- #5- **THENCE South 73 degrees 20 minutes 06 seconds West 12.73 feet** continuing along said properties to a survey nail (found) on the East line of Linden Avenue, and West line of said Lot 1;
- #6- **THENCE North 28 degrees 20 minutes 06 seconds East 49.00 feet** along said Lot 1 and Linden Avenue to the place of beginning, **containing 0.248 acres.**

The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on May 6, 2013 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.

Charles R. Harkness
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NOT RECORDABLE



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

[Signature] 7-16-13

DESCRIPTION
APPROVED
By: *[Signature]* 5/24/13



The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- ⊕ SURVEY NAIL (FOUND)

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ZANESVILLE, OHIO;
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SURVEYOR'S NOTES AND REFERENCES:

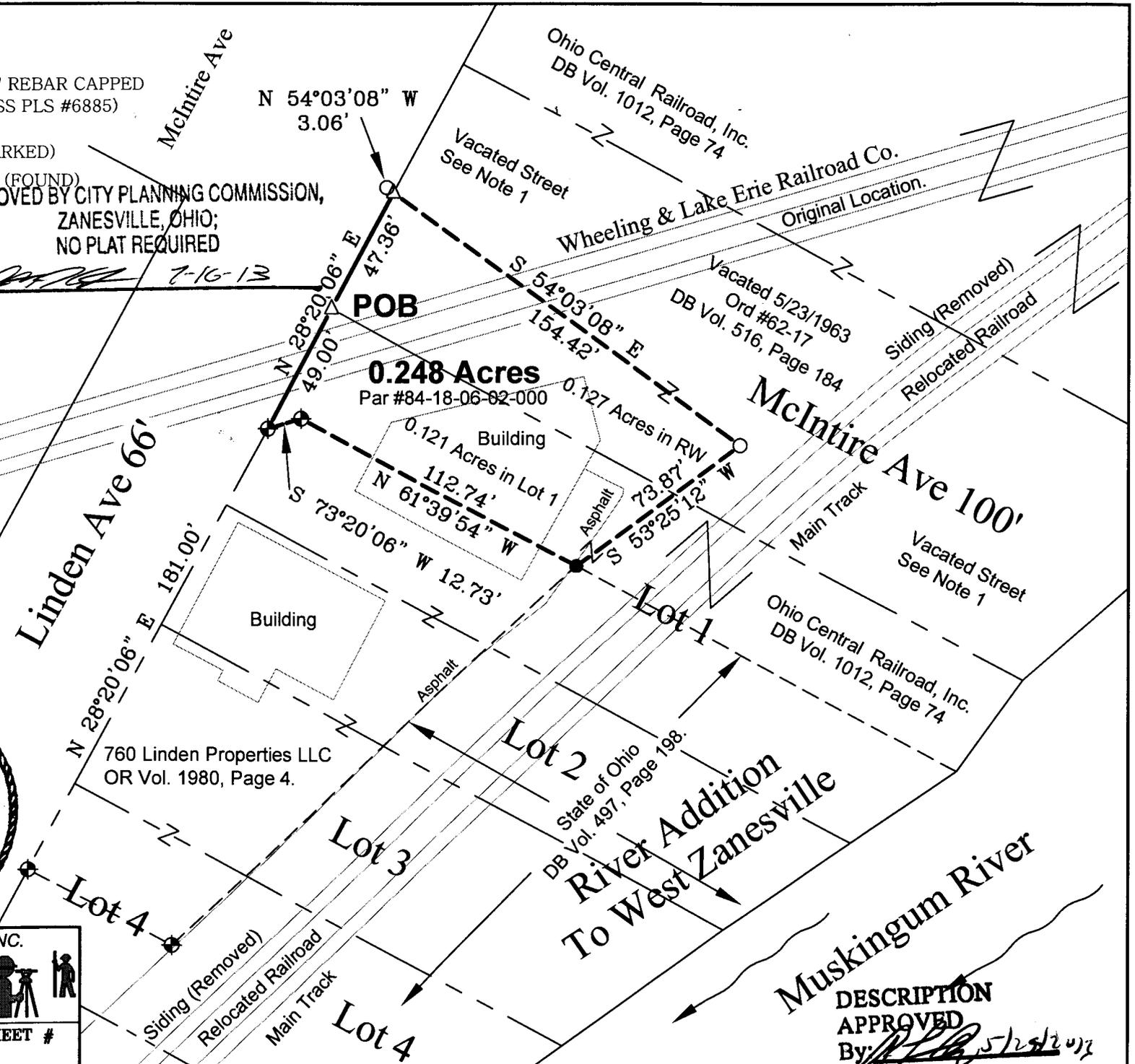
Muskingum County Tax Maps and Orthophotos of the area. Survey completed by W J Biedenbach PLS #5718 of Lots #29, 30, & 31 of West Zanesville Dated 2/18/1993. Right of way plans for Interstate 70. Relocation plans for the Wheeling & Lake Erie Railroad Company. (Deed Ref Vol-Page), (DB Vol. 121, Page 463), (DB Vol. 123, Page 477).

Note #1- Right of ways for McIntire Ave, East and West of Linden Avenue as surveyed are not in alignment as per surveys conducted by Railroad and ODOT survey departments.

This plat was prepared by C.R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the parcel surveyed and does not show any apparent easements nor easements of record, unless otherwise indicated.



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SURVEY FOR: 760 Linden Properties LLC			HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED:05/06/13 DRAWN:05/13/13			JOB NUMBER Job#2054	DRAWING / SHEET # Plat #01

DESCRIPTION APPROVED
 By: *[Signature]* 5/25/2013