

DESCRIPTION OF 0.103 ACRE TRACT AND INGRESS AND EGRESS EASEMENT

Situate in the State of Ohio, County of Muskingum, City of Zanesville, and being part of the Third Quarter Township, Township 1 North, Range 7 West in the United States Military District and being part of Parcel # 84-31-02-08, which was last conveyed to Homer Sharp in Volume # 695, Page 319 of Muskingum County records and being more particularly described as follows ;

Beginning at an iron pin set at the Northwest corner of Lot # 7 of Eastman's Addition (P.B.#1,Pg.267), in the Third Quarter Township, Township 1 North, Range 7 West, thence along the West line of Lot # 7, South 00 degrees 29 minutes 00 seconds West 160.00 feet to an iron pin set on the north side of an undeveloped alley 16.50 feet in width ; thence along the North right of way line of said alley, North 89 degrees 50 minutes 19 seconds West 25.84 feet to an iron pin set ; thence along a new line crossing Homer Sharp property (Vol.695, Pg.319), North 01 degrees 11 minutes 45 seconds West 160.04 feet to an iron pin set on the South right of way line of Eastman Street (33.00 feet in width) ; thence along the south right of way line of Eastman Street, South 89 degrees 50 minutes 19 seconds East 30.53 feet to an iron pin set at the Place of Beginning.

Containing 0.103 acres, more or less, or 4509.0943 square feet, more or less, subject to all easements, restrictions, or right of ways, either written or implied. All iron pins set are a # 5 rebar 30 inches long with a yellow I.D. cap labeled " BINCKLEY S - 7879".

Bearings on this description are assumed on the South right of Way line of Eastman Street as being North 89 degrees 50 minutes 19 seconds West and are for angular calculation only.

Also granted the following described non exclusive ingress and egress easement ;

Beginning at an iron pin set at the Northwest corner of Lot # 7 of Eastman's Addition (P.B.#1,Pg.267), in the Third Quarter Township, Township 1 North, Range 7 West, thence along the West line of Lot # 7, South 00 degrees 29 minutes 00 seconds West 160.00 feet to an iron pin set on the north side of an undeveloped alley 16.50 feet in width ; thence along the North right of way line of said alley, North 89 degrees 50 minutes 19 seconds West 76.50 feet to an iron pin set, passing an iron pin set at 25.84 feet ; thence along Linda F. Helser property (Volume1002, Page 162), North 00 degrees 29 minutes 00 seconds East 20.00 feet to the corner of an alley 16.00 feet in width and the True Place of Beginning ; thence along said alley, North 00 degrees 29 minutes 00 seconds East 16.00 feet to the corner of said alley ; thence along a new line crossing Homer Sharp property, South 89 degrees 50 minutes 19 seconds East 49.61 feet to a point; thence along a new line crossing said Sharp property South 01 degrees 11 minutes 45 seconds East 16.00 feet to a point ; thence along a new line crossing said Sharp property, North 89 degrees 50 minutes 19 seconds West 50.08 feet to the True Place of Beginning.

This description was written from an actual survey completed by Binckley Land Surveying in May, 2006.

**OFFICE COPY  
NOT RECORDABLE**

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Donald E. Binckley II P.S. 7879 Date

APPROVED FOR CLOSURE  
A.H.L.B. 5/30/2006

EXEMPT FROM  
PLANNING COMMISSION  
A.H.L.B. 5/30/2006

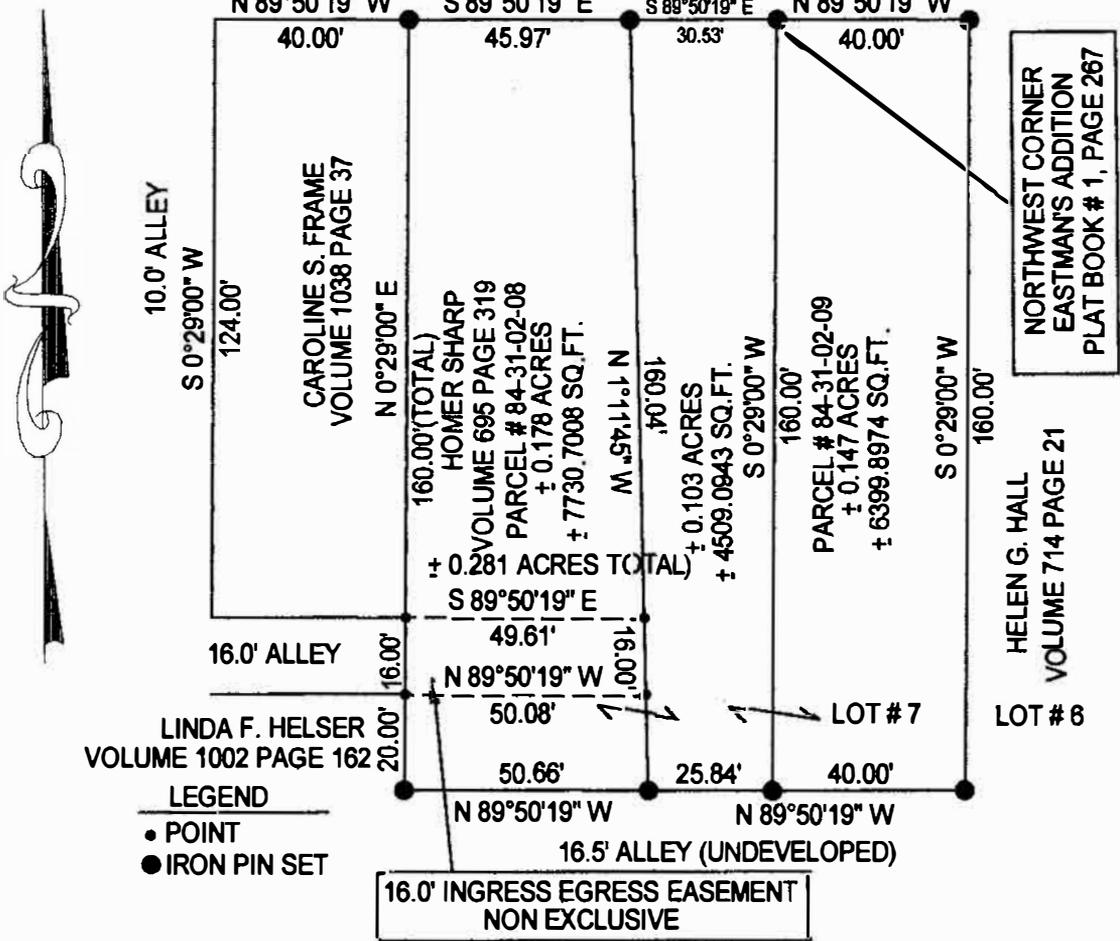
# BINCKLEY LAND SURVEYING

6375 WINDSONG WAY NASHPORT OHIO 43830

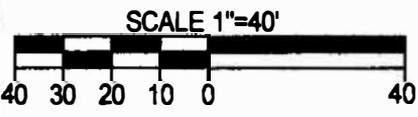
PHONE (740) 455-3736

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, AND BEING PART OF THE THIRD QUARTER TOWNSHIP, TOWNSHIP 1 NORTH, RANGE 7 WEST, IN THE UNITED STATES MILITARY DISTRICT AND BEING ALL OF LOT # 7 OF EASTMAN'S ADDITION AS RECORDED IN PLAT BOOK # 1, PAGE 267, AND ALL OF PARCEL # 84-31-02-09 AND PART OF PARCEL # 84-31-02-08, WHICH WAS LAST CONVEYED TO HOMER SHARP IN VOLUME 695, PAGE 318 OF MUSKINGUM COUNTY RECORDS.

## EASTMAN STREET 33.0' R/W



**LEGEND**  
 ● POINT  
 ● IRON PIN SET



APPROVED FOR CLOSURE

*A.L. Swartz*  
 5-30-2006 M

EXEMPT FROM PLANNING COMMISSION

*A.L. Swartz*  
 5-30-2006 M

**BASIS OF BEARING :** BEARINGS ON THIS PLAT ARE ASSUMED ON THE SOUTH RIGHT OF WAY LINE OF EASTMAN STREET AS BEING SOUTH 89 DEGREES 50 MINUTES 19 SECONDS WEST AND ARE FOR ANGULAR CALCULATION ONLY.

**REFERENCES :** TAX MAPS, DEEDS OF RECORD, PLAT OF EASTMAN'S ADDITION (P.B. # 1, PG.267), AND PREVIOUS SURVEYS BY W.J. BIEDENBACH DATED 11-4-1983 AND JOHN MARSHALL DATED 2-15-1980.

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 MAY, 2006.

**OFFICE COPY**

**NOT RECORDABLE**

DONALD E. BINCKLEY, SURVEYOR DATE