

**LEGAL DESCRIPTION
TRACT IV
0.024 ACRES
GEORGE BORNHEIM**

Situate in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Lot 43 of Blandy's Hill Addition as recorded in Plat Book 2, Page 18 being a tract of land conveyed to George Bornheim by deed recorded in Book 478, Page 334 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Muskingum County Recorder's or Engineer's Office, unless noted otherwise), and being more particularly described as follows;

COMMENCING FOR REFERENCE at an iron pin set at the southeast corner of Lot 16 of said Blandy's Hill Addition, also being the intersection of Canfield Road (49.5 feet wide) and Hamlin Avenue (40 feet wide);

Thence along the north right-of-way line of said Canfield Road and south line of Lots 16, 43, & 44 of said Blandy's Hill Addition, **North 87°34'14" West**, for a distance of **594.50 feet** to an iron pin set at the southwest corner of a tract of land conveyed to James McFerren recorded in Volume 513, Page 1029, and also being the **TRUE POINT OF BEGINNING**;

Thence continuing along said south line of Lot 43 and said north right-of-way line of Canfield Road, **North 87°34'14" West**, for a distance of **46.22 feet** to an iron pin set at the northeast intersection of said Canfield Road and Henry Street (28 feet wide);

Thence leaving said south line of Lot 43 and said north right-of-way line of Canfield Road, and along a southeasterly right-of-way line of said Henry Street and a northeasterly line of said lot 43, **North 47°59'46" East**, for a distance of **64.73 feet** to an iron pin set at the northwest corner of said James McFarren tract;

Thence leaving said southeasterly right-of-way line of Henry Street and said northeasterly line of Lot 43, and along the west line of said James McFarren tract, **South 02°25'46" West**, for a distance of **45.32 feet** to the **TRUE POINT OF BEGINNING**;

Containing a total of 0.024 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

Being all 0.024 acres of Tax Parcel 84-38-01-12-000.

All iron pins set are 3/4" inside diameter iron pipe being 30 inches in length with a 1" yellow plastic cap inscribed "Sands Decker."

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 by GPS observation.

This description is based upon actual field surveys performed July, 2018 by Sands Decker, CPS, LLC.

**OFFICE COPY
NOT RECORDABLE**

Steven W. Newell
Ohio Registered
Surveyor No. 7212

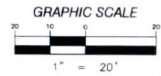
07/23/18
Date



DESCRIPTION
APPROVED
By: *[Signature]* 8/3/18

BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE



OFFICES

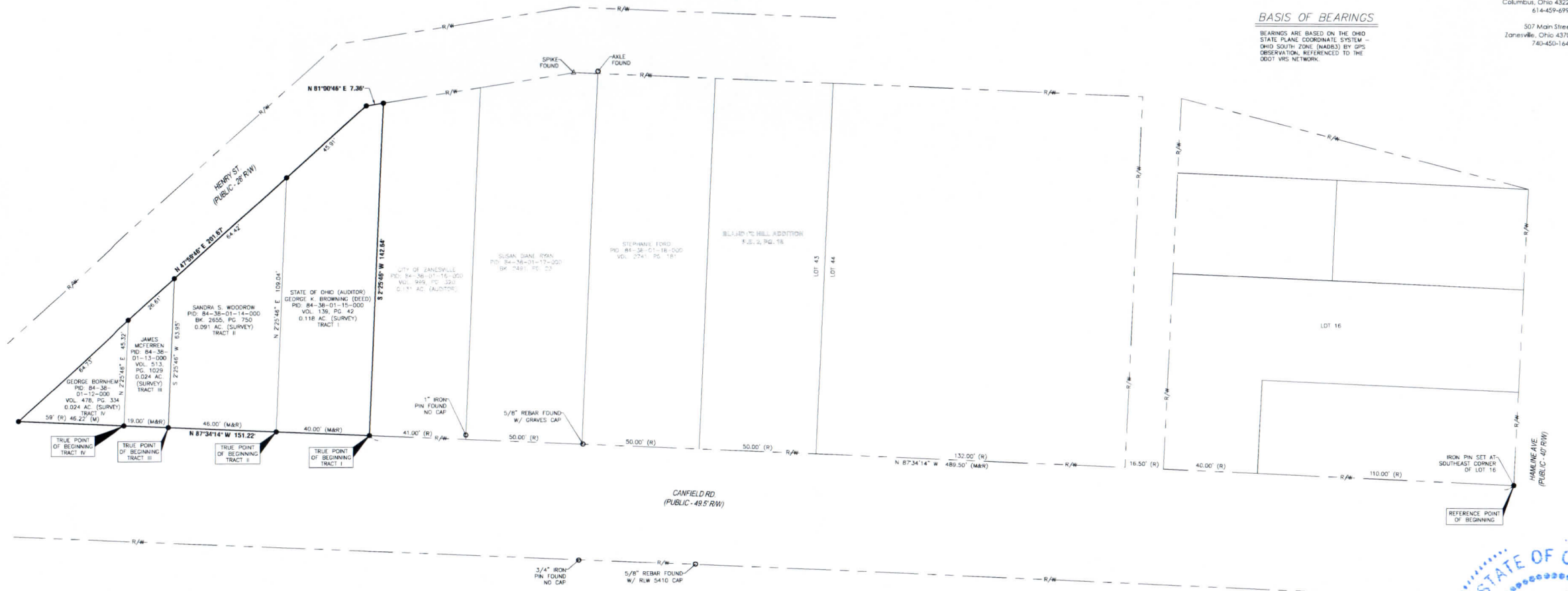
128 East Main Street
Logan, Ohio 43138
740-385-2140

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VMS NETWORK.



DESCRIPTION
APPROVED
By: *[Signature]* 8/13/2018



FLOOD ZONE

FEMA ZONE INFORMATION:
PANEL: 39119C0305G
EFFECTIVE DATE: JULY 5, 2010
FLOOD ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

CURRENT ZONING

RESIDENTIAL RS-5
BUILDING SETBACK:
FRONT 20'
REAR 25'
SIDE 6'
(NO EXISTING BUILDINGS ON THE PROPERTY)

AREA SUMMARY

ALL OF PID: 84-38-01-12-000	0.024 AC.	0.038 AC.
ALL OF PID: 84-38-01-13-000	0.024 AC.	0.129 AC.
ALL OF PID: 84-38-01-14-000	0.091 AC.	0.095 AC.
ALL OF PID: 84-38-01-15-000	0.118 AC.	0.095 AC.
TOTAL	(BY SURVEY) 0.257 AC.	0.348 AC. (BY AUDITOR)

SURVEYOR'S NOTES

- BOUNDARY LINES ARE DEPICTED FROM RECORD LINES FOUND IN ALL REFERENCES HEREON, RECORDED AT THE MUSKINGUM COUNTY RECORDER'S OFFICE AND MUSKINGUM COUNTY ENGINEER'S OFFICE. THIS DRAWING REPRESENTS A BOUNDARY SURVEY IN CONFORMANCE WITH OAC 4733-37 FOR BOUNDARY SURVEYS.
- ALL REFERENCE DOCUMENTS ARE AS NOTED HEREON.
- OTHER REFERENCE DOCUMENTS USED:
 - A SURVEY BY RICHARD MAX GRAVES OF AUDITOR'S PARCEL NO. 80-84-38-01-17-000 APPROVED IN AUGUST, 1996.
 - A SURVEY BY JERRY L. DUMBLE OF AUDITOR'S PARCEL NO. 80-84-38-01-23-000 APPROVED IN AUGUST, 1995.
- ALL IRON PINS SET WILL BE 3/4" X 30" IRON PINS WITH PLASTIC CAP STAMPED "SANDS DECKER"
- IRON PIN SET

CERTIFICATION

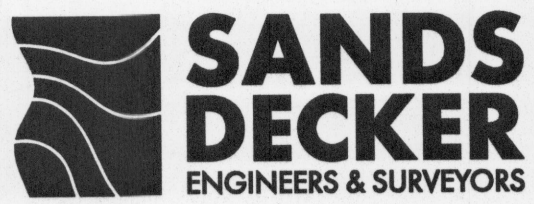
THIS DRAWING IS REPRESENTATIVE OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN JULY 2018 AND IN ACCORDANCE WITH CHAPTERS 4733-37 OHIO ADMINISTRATIVE CODE.

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NOT RECORDABLE

STEVEN W. NEWELL
OHIO PROFESSIONAL SURVEYOR 7212

BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE

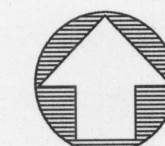


OFFICES

128 East Main Street
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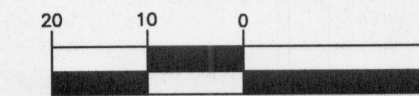
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NORTH

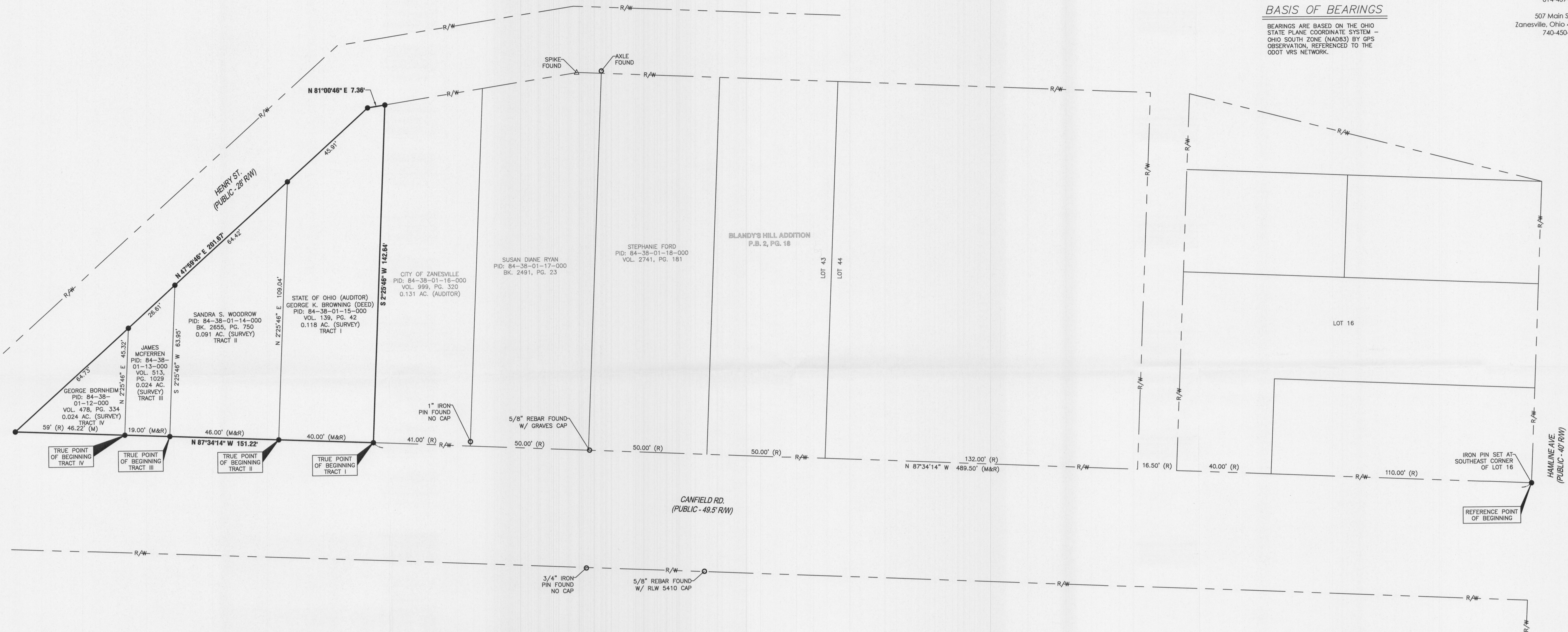
GRAPHIC SCALE



1" = 20'

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FLOOD ZONE

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STEVEN W. NEWELL
OHIO PROFESSIONAL SURVEYOR 7212

08/01/2018
DATE

