

LEGAL DESCRIPTION
TRACT III
0.024 ACRES
JAMES MCFERREN

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 James McFerren by deed recorded in Book 513, Page 1029 (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 **575.50 feet** to an iron pin set at the southwest corner of a tract of land conveyed to Sandra S. Woodrow recorded in Volume 2655, Page 750, 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 **19.00 feet** to an iron pin set at the southeast corner of a tract of land conveyed to George Bornheim in Volume 478, Page 334;

Thence leaving said south line of Lot 43 and said north right-of-way line of Canfield Road, and along the east line of said George Bornheim tract, **North 02°25'46" East**, for a distance of **45.32 feet** to an iron pin set in a southeasterly right-of-way line of Henry Street (28 feet wide) and a northeasterly line of said Lot 43, and also being the northeast corner of said George Bornheim tract;

Thence along said southeasterly right-of-way line of Henry Street and said northeasterly line of Lot 43, **North 47°59'46" East**, for a distance of **26.61 feet** to an iron pin set at the northwest corner of said Sandra S. Woodrow tract;

Thence leaving said northeasterly right-of-way line of Henry Street and said northeasterly line of Lot 43, and along the west line of said Sandra S. Woodrow tract, **South 02°25'46" West**, for a distance of **63.95 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 84-38-01-13-000.

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

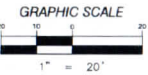
DESCRIPTION
APPROVED

By: *[Signature]* 8/13/18



BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE



OFFICES

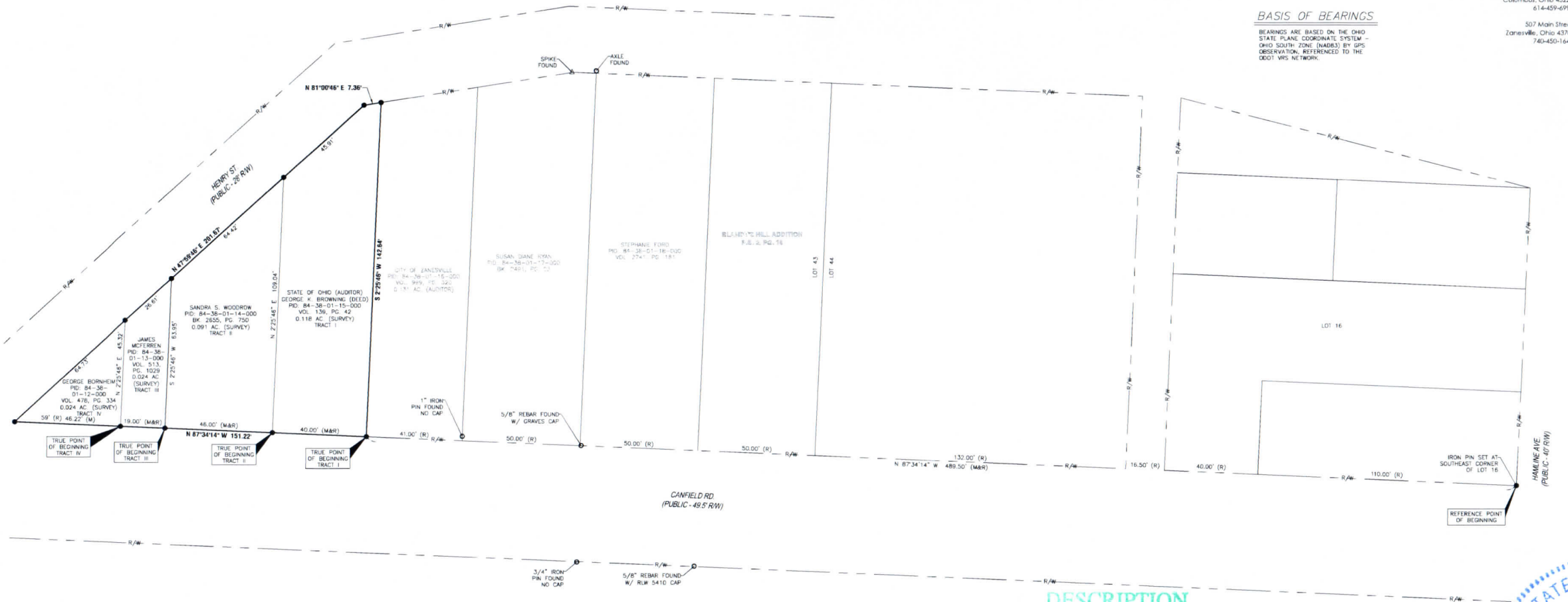
128 East Main Street
Logan, Ohio 43138
740-385-2140

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 CDOT VEG NETWORK.



DESCRIPTION

APPROVED
By: *Steven Wayne Newell*



FLOOD ZONE

FEMA ZONE INFORMATION
PANEL 39119C0305G
EFFECTIVE DATE JULY 6, 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.	0.086 AC.
ALL OF PID: 84-38-01-15-000	0.116 AC.	0.095 AC.
TOTAL	(BY SURVEY) 0.257 AC.	0.348 AC. (BY AUDITOR)

SURVEYOR'S NOTES

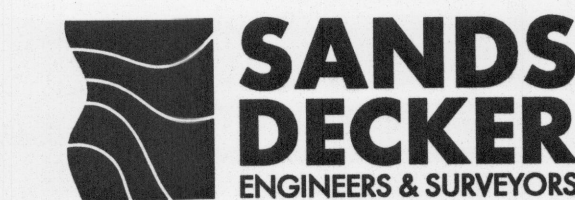
- BOUNDARY LINES ARE DEPICTED FROM RECORD LINES FOUND IN ALL REFERENCES HEREON RECORDED AT THE MUSKINGUM COUNTY RECORDER'S OFFICE AND MUSKINGUM COUNTY ENGINEER'S OFFICE. THIS DRAWING REPRESENTS A BOUNDARY SURVEY IN CONFORMANCE WITH OAC 4733-37 FOR BOUNDARY SURVEYS.
- ALL REFERENCE DOCUMENTS ARE AS NOTED 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. GAMBLE 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 CHAPTER 4733.07 OHIO ADMINISTRATIVE CODE.
OFFICE COPY NOT RECORDABLE
 SANDS DECKER
 STEVEN W. NEWELL
 OHIO PROFESSIONAL SURVEYOR 7212
 DATE 08/07/2018

BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE



OFFICES

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Logan, Ohio 43138
740-385-2140

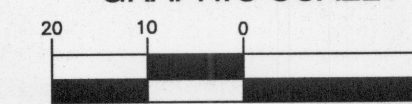
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Columbus, Ohio 43220
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507 Main Street
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NORTH

GRAPHIC SCALE



1" = 20'

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