

**LEGAL DESCRIPTION**  
**TRACT I**  
**0.118 ACRES**  
**STATE OF OHIO**

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 the State of Ohio (State of Ohio by Muskingum County Auditor and George K. Browning by deed) by deed recorded in Volume 139, Page 12 (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 **489.50 feet** to an iron pin set at the southwest corner of a 0.131 acre tract of land conveyed to the City of Zanesville recorded in Volume 999, Page 320, 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 **40.00 feet** to an iron pin set at the southeast corner of a tract of land conveyed to Sandra S. Woodrow in Book 2655, Page 750;

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 Sandra S. Woodrow tract, **North 02°25'46" East**, for a distance of **109.04 feet** to an iron pin set in the northeasterly 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 Sandra S. Woodrow tract;

Thence and along said northeasterly right-of-way line of Henry Street and said northeasterly line of Lot 43, **North 47°59'46" East**, for a distance of **45.91 feet** to an iron pin set at an angle point in the said southeasterly right-of-way line of Henry Street;

Thence continuing along said northeasterly right-of-way line of Henry Street and said northeasterly line of Lot 43, **North 81°00'46" East**, for a distance of **7.36 feet** to an iron pin set at the northwest corner of said City of Zanesville 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 City of Zanesville tract, **South 02°25'46" West**, for a distance of **142.64 feet** to the **TRUE POINT OF BEGINNING**;

**Containing a total of 0.118 acres, more or less.**

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

Being all 0.118 acres of Tax Parcel 84-38-01-15-000.

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."

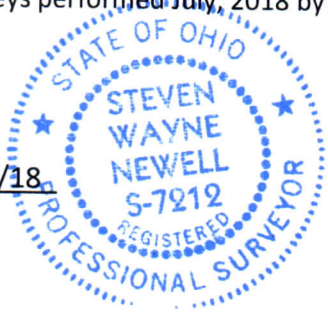
Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 by GPS observation.

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

**OFFICE COPY  
NOT RECORDABLE**

07/23/18  
Date

Steven W. Newell  
Ohio Registered  
Surveyor No. 7212



DESCRIPTION  
APPROVED  
By: AS/3/18

# BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE



GRAPHIC SCALE



### BASIS OF BEARINGS

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



#### 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



## DESCRIPTION APPROVED

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

### FLOOD ZONE

FEMA ZONE INFORMATION:  
PANEL 38119C0305G  
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: 84-36-01-12-000	0.024 AC.	0.038 AC.
ALL OF PID: 84-36-01-13-000	0.024 AC.	0.129 AC.
ALL OF PID: 84-36-01-14-000	0.091 AC.	0.086 AC.
ALL OF PID: 84-36-01-15-000	0.118 AC.	0.095 AC.
<b>TOTAL</b>	<b>(BY SURVEY) 0.257 AC.</b>	<b>0.348 AC. (BY AUDITOR)</b>

### 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. 80-84-36-01-17-000 APPROVED IN AUGUST, 1996.
  - A SURVEY BY JERRY L. GAMBLE OF AUDITOR'S PARCEL NO. 80-84-36-01-23-000 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 4733.01 OF THE ADMINISTRATIVE CODE.

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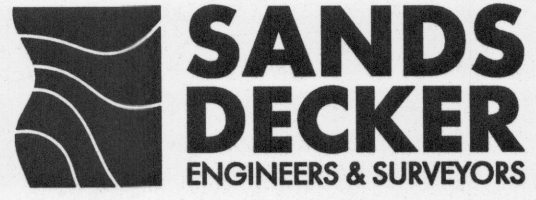


STEVEN WAYNE NEWELL  
OHIO PROFESSIONAL SURVEYOR 7212  
DATE 08/04/2018



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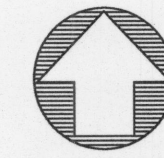


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NORTH

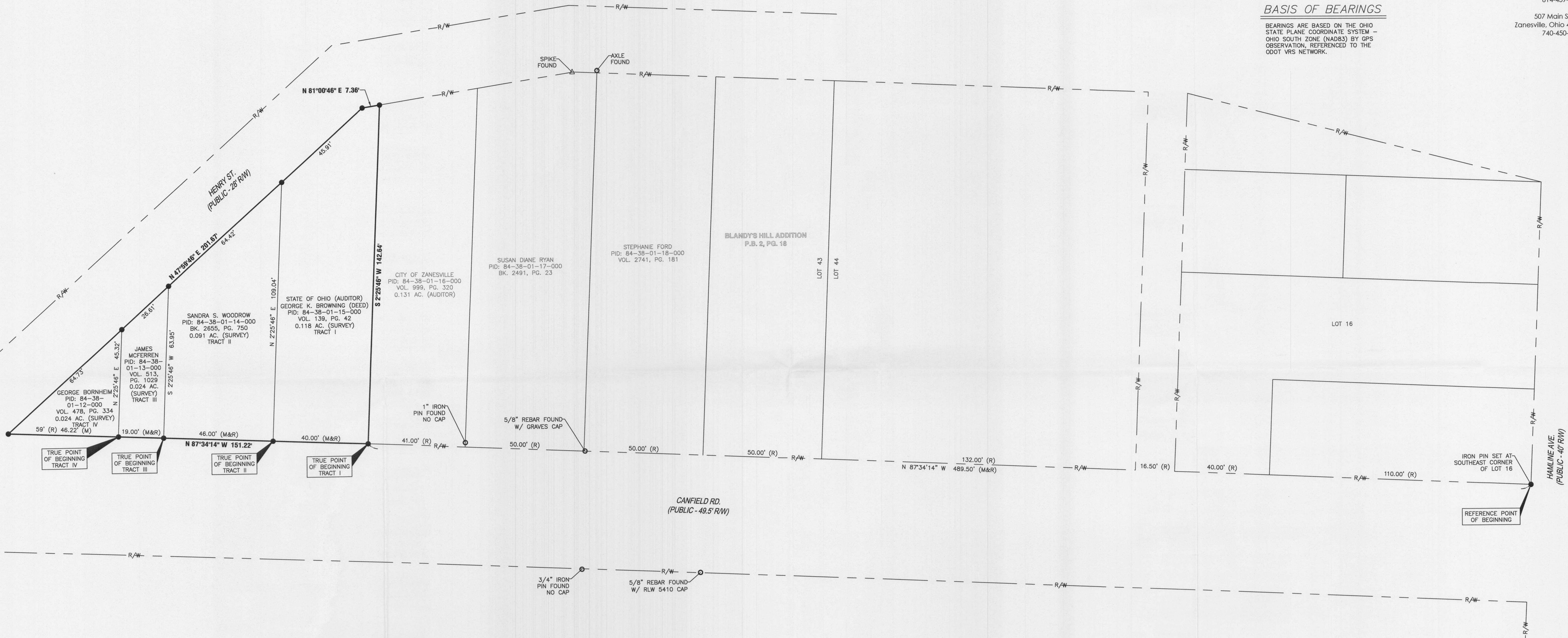
GRAPHIC SCALE



1" = 20'

### BASIS OF BEARINGS

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TRUE POINT OF BEGINNING TRACT IV

TRUE POINT OF BEGINNING TRACT III

TRUE POINT OF BEGINNING TRACT II

TRUE POINT OF BEGINNING TRACT I

REFERENCE POINT OF BEGINNING

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OHIO PROFESSIONAL SURVEYOR 7212

08/01/2018  
DATE

