

DESCRIPTION OF SURVEY FOR ROWENA DODD FRAUNFELTER

JOB #353-1

TRACT #1

Situated in the State of Ohio, County of Muskingum, City of Zanesville, also the Third Quarter Township, of Township #1, Range #7, of the US Military District:

Being part of the First and Second Parcels, of the First Tract, of the prior deed reference Volume 522, Page 900, of said county's deed records, also being all of Muskingum County Auditor's Parcel Numbers, 80-84-46-01-03-000, 80-84-46-01-04-000, & 80-84-49-01-11-000, and more particularly described as follows;

Commencing at the intersection of the North right-of-way line of Gattrell Street and the East line of Hall Avenue; thence along the East line of Hall Avenue N 37 29 07 E 45.00 feet to an iron pin (set) at the most Northern corner of the property described in deed reference Volume 473, Page 675, also being the place of beginning for the property herein intended to be described;

#1- thence along the East line of said Hall Avenue N 37 29 07 E 544.30 feet to an iron pin (set) on the South line of W. & L.E Railroad (formerly known as the Belt line Railroad) as surveyed by T. C. Connor dated September 14, 1893 and is recorded in Deed Book Volume 145, Page 329;

thence along the South line of said railroad the following ten courses-

#2- N 81 27 45 E 216.48 feet to an iron pin (set);
 #3- N 63 12 45 E 309.54 feet to an iron pin (set);
 #4- N 74 27 45 E 132.00 feet to an iron pin (set);
 #5- N 87 27 45 E 128.04 feet to an iron pin (set);
 #6- S 82 47 15 E 126.72 feet to an iron pin (set);
 #7- S 69 02 15 E 74.58 feet to an iron pin (set);
 #8- S 63 32 15 E 309.54 feet to an iron pin (set);
 #9- S 58 32 15 E 99.66 feet to an iron pin (set);
 #10- S 47 47 15 E 99.66 feet to an iron pin (set);
 #11- S 41 47 15 E 44.88 feet to an iron pin (set) on the East

line of said Second Parcel, of the First Tract;

#12- thence along the East line of said Second Parcel, of the First Tract S 08 35 20 W 89.76 feet to an iron pin (set) at a common corner of said First and Second Parcels, of the First Tract;

thence along the lines of said First Parcel, of the First Tract the following eight courses-

#13- N 77 35 20 E 214.50 feet to an iron pin (set);
 #14- S 37 19 07 E 260.77 feet to an iron pin (set);
 #15- N 76 10 29 E 48.84 feet to an iron pin (set);
 #16- S 54 19 31 E 277.86 feet to an iron pin (set);
 #17- S 17 00 10 E 97.76 feet to an iron pin (set) at the Northwest corner of the Second Parcel as described in deed reference Volume 136, Page 529 (current reference is Volume 870, Page 263);
 #18- along the West line of said Second Parcel of Volume 136, Page 529 S 13 34 31 E 93.72 feet to an iron pin (set) at the Northeast of property known as John Price's House Lot, (current deed reference Volume 463, Page 610);
 #19- along the North line of said Price's Lot S 76 40 29 W 355.74 feet to an iron pin (set);

- #20- S 80 37 00 W 577.57 feet to an iron pin (set) on the South line of the private extension of Nutt Street;
- #21- thence N 33 01 41 W 24.96 feet to an iron pin (set) 20.00 feet South of the North line of said street extension;
- #22- thence along the center of said extension N 56 58 19 E 88.92 feet to an iron pin (set) at the intersection of said extension and a 16.00 foot wide private alley;
- #23- thence along the center of said alley N 31 06 28 W 310.49 feet to an iron pin (set) at the intersection of said alley and the center of a private and unnamed street, 40 feet in width;
- #24- thence along the center of said street S 59 57 38 W 39.63 feet to an iron pin (set) at the extension of the Northeast line of the property described in deed reference Volume 859, Page 207;
- #25- thence along and extending the Northeast line of said Volume 859, Page 207 N 30 02 22 W 160.00 feet to an iron pin (set) in the center 16.00 foot wide private alley;
- #26- thence along the center of said alley S 59 57 38 W 120.00 feet to an iron pin (set) at the intersection of said alley and the center of a private and unnamed street, 40 feet in width;
- #27- thence along the center of said street N 30 02 22 W 4.00 feet to an iron pin (set) at the extension of the most Northern corner of the property described in deed reference Volume 859, Page 209;
- #28- thence along the Northwest line and extension of said Volume 859, Page 209 S 59 57 38 W 217.71 feet to an iron pin (set) at the most Western corner of said Volume 859, Page 209;
- #29- thence extending said Western corner S 34 45 56 W 20.00 feet to an iron pin (set) in the center of a private and unnamed street 40.00 feet in width;
- thence along the center of said street to following four courses-
- #30- N 55 14 04 W 72.67 feet to an iron pin (set);
- #31- N 77 14 04 W 65.15 feet to an iron pin (set);
- #32- S 67 59 56 W 69.60 feet to an iron pin (set);
- #33- S 39 41 56 W 278.84 feet to an iron pin (set) at the extension of the most Western corner of the property described in deed reference Volume 683, Page 126;
- #34- thence S 50 18 04 E 20.00 feet to an iron pin (set) at said Western corner of Volume 683, Page 126;
- #35- thence along the Southwest line of said Volume 683, Page 126 S 62 53 32 E 166.55 feet to an iron pin (set) at the most Southern corner of said Volume 683, Page 126;
- #36- thence extending said Southern corner S 30 02 22 E 20.00 feet to an iron pin (set) in the center of a private and unnamed street 40.00 feet in width;
- #37- thence along the center of said street N 59 57 38 E 377.77 feet to an iron pin (set) at the extension of the most Western corner of the property described in deed reference Volume 487, Page 589;
- #38- thence along and extending the Southwest lines of said Volume 487, Page 589 and the property described in deed reference Volume 994, Page 155 S 30 02 21 E 340.00 feet to an iron pin (set) on the Southeast line of Nutt Street, passing iron

pins (found) at 20.00 feet, 152.00 feet, 168.00 feet and 300.00 feet;

- #39- thence along the Southeast line of Nutt Street S 59 02 27 W 458.30 feet to an iron pin (found) at the most Northern corner of the property described in deed reference Volume 1036, Page 601;
- #40- thence extending said Northern corner N 30 57 33 W 20.00 feet to the center of said Nutt Street;
- #41- thence along the center of Nutt Street S 59 54 11 W 129.71 feet to the intersection of Nutt Street and Gattrell Street, from which an iron pin (set) for reference bears S 67 44 00 W 23.42 feet;
- #42- thence along the center of said Gattrell Street S 38 22 57 E 91.58 feet to the extension of the most Southern corner of said Volume 1036, Page 601;
- #43- thence N 51 37 03 E 22.50 feet to an iron pin (set) at said Southern corner of Volume 1036, Page 601;
- #44- thence along a line of said Volume 1036, Page 601 N 77 53 01 E 43.14 feet to an iron pin (set) at a corner of said Volume 1036, Page 601, and on a line of said First Parcel, of the First Tract;
- #45- thence along the lines of said First Parcel, of the First Tract S 03 53 03 W 696.22 feet to an iron pin (set) on the North line of an alley as delineated in Blandy Hill Addition to the City of Zanesville, recorded in Plat Book 2, Page 19;
- #46- thence continuing along a line of said First Parcel, of the First Tract and the North line of said alley N 41 48 00 W 883.74 feet to an iron pipe (found) at a corner of said First Parcel, of the First Tract, also being on the East line of McFarland Street;
- #47- thence continuing along a line of said First Parcel, of the First Tract, the East line of McFarland Street, and Lot #9 of the Gattrell Street Addition to the City of Zanesville as recorded in Plat Book 1, Page 349 N 31 36 45 E 456.56 feet to the center of Gattrell Street, passing an axle (found) at 433.55 feet;
- #48- thence along the center of Gattrell Street N 46 21 09 W 476.09 feet to the extension of the most Southern corner of the property described in deed reference Volume 586, Page 285;
- #49- thence N 43 38 51 E 22.50 feet to said Southern corner of said Volume 586, Page 285;
- #50- thence along the Southeast line of said Volume 586, Page 285 N 37 29 07 E 40.00 feet to an iron pin (set) at the most Eastern corner of said Volume 586, Page 285, passing an iron pin (set) at 5.00 feet;
- #51- thence along the Northeast lines of said Volume 586, Page 285 and the property described in deed reference Volume 1007, Page 337 N 47 26 49 W 120.00 feet to an iron pin (set) at the most Northern corner of said Volume 1007, Page 337;
- #52- thence extending said Northern corner N 52 30 53 W 7.50 feet to an iron pin (set) in the center of a 15.00 foot wide private alley;
- #53- thence along the center of said alley N 37 29 07 E 6.33 feet to an iron pin (set) at the extension of the most Eastern corner of the property described in deed reference Volume 473, Page 675;

- #54- thence N 52 30 53 W 7.50 feet to an iron pin (set) at said Eastern corner of said Volume 473, Page 675;
#55- thence along the Northeast line of said Volume 473, Page 675 N 47 26 49 W 120.00 feet to the place of beginning containing 48.666 acres.

The bearings within this description are shown in Degrees, Minutes, & Seconds. and are based on State Plane Coordinate Grid as derived from a Solar Observation (Local Hour Angle Method). Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness R.S.6885).

This description was written by Charles R. Harkness Registered Surveyor #6885 from an actual survey completed on August 16, 1990, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

**OFFICE COPY
NOT RECORDABLE**
Charles R. Harkness R.S. #6885

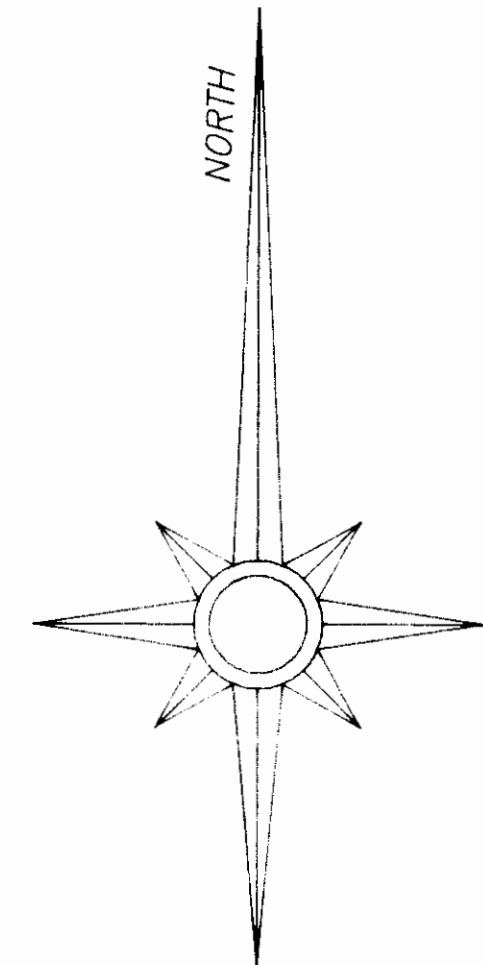
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Rawls

8-27-90

LEG	BEARING	DISTANCE	DESCRIPTION
1	N 37 29 07 E	544.30'	EAST L HALL AVE.
2	S 53 54 25 E	216.48'	SOUTH L R/R
3	N 63 05 35 E	309.54'	SOUTH L R/R
4	N 63 05 35 E	128.04'	SOUTH L R/R
5	S 82 47 15 E	126.72'	SOUTH L R/R
6	S 69 02 15 E	74.58'	SOUTH L R/R
7	S 63 32 15 E	309.54'	SOUTH L R/R
8	S 58 32 15 E	99.66'	SOUTH L R/R
9	S 47 47 15 E	44.88'	SOUTH L R/R
10	S 41 47 15 E	89.76'	EAST L PAR #2
11	S 08 35 20 W	214.50'	PAR #1
12	N 77 35 20 E	260.77'	PAR #1
13	N 37 19 07 E	48.84'	PAR #1
14	N 76 10 29	277.86'	PAR #1
15	S 54 19 31	97.76'	PAR #1
16	S 17 00 10 E	93.72'	PAR #1
17	S 13 34 31 E	355.74'	PAR #1
18	S 76 40 29 W	577.57'	PAR #1
19	S 80 37 00 W	24.96'	CL NUT ST. EXT.
20	N 33 01 41 W	88.92'	CL PRIVATE ALLEY
21	N 56 58 19 E	310.49'	CL PRIVATE STREET
22	N 31 06 28 W	39.63'	CL PRIVATE STREET
23	S 59 57 38 W	160.00'	CL PRIVATE ALLEY
24	N 30 02 22 W	120.00'	CL PRIVATE STREET
25	S 59 57 38 W	4.00'	CL PRIVATE STREET
26	N 30 02 22 W	217.71'	CL PRIVATE STREET
27	S 59 57 38 W	20.00'	CL PRIVATE STREET
28	N 34 45 56 W	72.67'	CL PRIVATE STREET
29	N 55 14 04 W	65.15'	CL PRIVATE STREET
30	N 77 14 04 W	69.60'	CL PRIVATE STREET
31	S 67 59 56 W	278.84'	CL PRIVATE STREET
32	S 39 41 56 W	20.00'	CL PRIVATE STREET
33	S 50 18 04 E	166.55'	CL PRIVATE STREET
34	S 62 53 32 E	20.00'	CL PRIVATE STREET
35	S 30 02 22 E	377.77'	CL PRIVATE STREET
36	N 59 57 38 E	340.00'	CL PRIVATE STREET
37	S 30 02 22 E	458.30'	CL PRIVATE STREET
38	N 30 57 33 W	20.00'	CL PRIVATE STREET
39	S 59 02 27 W	129.71'	CL PRIVATE STREET
40	N 30 57 33 W	91.58'	CL PRIVATE STREET
41	S 59 54 11 W	22.50'	CL PRIVATE STREET
42	S 38 22 57 E	43.14'	CL PRIVATE STREET
43	N 51 37 03 E	696.22'	CL PRIVATE STREET
44	N 77 53 01 E	883.74'	CL PRIVATE STREET
45	S 03 53 03 W	456.56'	CL PRIVATE STREET
46	N 41 48 00 W	476.09'	CL PRIVATE STREET
47	N 31 36 45 E	22.50'	CL PRIVATE STREET
48	N 46 21 09 W	40.00'	CL PRIVATE STREET
49	N 43 38 51 E	120.00'	CL PRIVATE STREET
50	N 37 29 07 E	7.50'	CL PRIVATE STREET
51	N 47 26 49 W	6.33'	CL PRIVATE STREET
52	N 52 30 53 W	7.50'	CL PRIVATE STREET
53	N 37 29 07 E	120.00'	CL PRIVATE STREET
54	N 52 30 53 W		CL PRIVATE STREET
55	N 47 26 49 W		CL PRIVATE STREET

The bearings on this plat are based on State Plane Coordinate Grid, derived from a Solar Observation (Local Hour Angle Method).



Situated in the State of Ohio, County of Muskingum, City of Zanesville, also the Third Quarter Township, of Township #1, Range #7, of the US Military District:

Being part of the First and Second Parcels of the First Tract, of the prior deed reference Volume 522, Page 900, of said county's deed records, also being all of Muskingum County Auditor's Parcel Numbers—
80-84-46-01-03-000,
80-84-46-01-04-000,
& 80-84-49-01-11-000;

REFERENCES LISTED:

- #1- Deed Reference Volume 473, Page 675.
- #2- Belt line R/R (W. & L.E. Railroad) and excess as surveyed by T.C. Connor dated September 14, 1893, and recorded in Deed Book Volume 145, Page 329
- #3- East line of the Second Parcel, of Tract #1, prior deed.
- #4- Common corner of the First & Second Parcels, of Tract #1, prior deed.
- #5- Deed reference Volume 136, Page 529, current reference is Volume 870, Page 263.
- #6- J. Price's House Lot
- #7- Deed reference Volume 859, Page 207.
- #8- Deed reference Volume 859, Page 209.
- #9- Deed reference Volume 683, Page 126.
- #10- Deed reference Volume 487, Page 586 & Volume 994, Page 155.
- #11- Deed reference Volume 1036, Page 601.
- #12- Alley as delineated on the plat of Blandy Hill Addition to the City of Zanesville, recorded in Plat Book 2, Page 19.
- #13- East line of McFarland Street and Lot #6, of Gattrell Addition to the City of Zanesville, recorded in Plat Book 1, Page 349.
- #14- Deed references Volume 586, Page 285 & Volume 1007, Page 337.

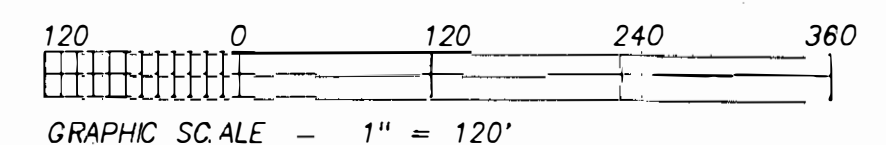
REFERENCES NOT SHOWN OR LISTED:

- Deed Book (Volume-Page), (13-416), (21-323), (22-409), (24-403), (24-413), (42-158), (136-529), (145-328), (148-229), (154-218), (154-591), (157-635), (158-241), (165-454), (169-462), (176-264), (184-621), (186-411), (190-541), (190-575), (192-1), (202-72), (222-80), (229-522), (247-538), (251-264), (487-667), (490-627), (508-1095), (829-225), (846-33), (870-263), (956-179), (985-81), & (1007-337).
- (Plat Book 1, Page 124), (Plat Book 1, Page 334), & (Plat Book 2, Page 10).

A USGS 7 1/2 Min Quad Topo Map (Zanesville East), Muskingum County Tax Maps (70-40), (70-50), (84-43), (84-46), (84-47), (84-48), & (84-49).

LEGEND

- ☒ BOLT (FOUND)
- ☒ AXLE (FOUND)
- IRON PIPE (FOUND)
- IRON PIN (FOUND)
- ⊕ RAILROAD SPIKE (FOUND)
- ⊕ NAIL (FOUND)
- ⊕ CONCRETE MONUMENT (FOUND)
- IRON PIN (SET) 5/8" REBAR WITH IDENTIFICATION C# (C R HARKNESS RS 6885)



SURVEYOR'S NOTES:

- NOTE #1- Un-named street 40 feet in width as noted in numerous exceptions of the prior deed references.
- NOTE #2- Non platted streets and alleys are divided between the exceptions and the original property.
- NOTE #3- Non platted streets and alleys within the remaining portions are included in Parcel #1, of Tract #1.
- NOTE #4- Streets and Alleys not within the original property have not been included.
- NOTE #5- Being the only remaining portion of Parcel #2, of Tract #1, of the prior deed reference not included in this survey.
- NOTE #6- Bearings are shown in Degrees, Minutes and Seconds. Distances are shown in feet and decimal parts thereof.
- NOTE #7- Call line #14 was used to close portions of previous surveys on Parcel #1 and Parcel #2, of Tract #1, of the prior deed reference.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY: *[Signature]*
8-27-90

SURVEY PLAT FOR ROWENA DODD FRAUNFELTER

SCALE : 1" = 120'	APPROVED: OFFICE COPY NOT RECORDED	DRAWN BY : CRH
DATE : 8-16-90		REVISED :
This plat was prepared by Charles R. Harkness, Registered Surveyor #6885 from an actual survey, completed on 8/16/1990, and is intended to be used for the legal transfer of the property shown, and does not intend to show all or any of the legal easements or encroachments unless otherwise indicated.		
HARKNESS SURVEYING & MAPPING INC. 768 DRY DEN ROAD ZANESVILLE, OHIO 43701 PHONE (614) 454-6367		DRAWING NUMBER : JOB #353 PLAT #01