

84-52-01-22

1466 MITCHELL ST

DESCRIPTION OF SURVEY FOR DAVID FISHER

JOB#820-1

Situated in the State of Ohio, County of Muskingum, City of Zanesville:

Being part of the Third Quarter Township, Township #1, Range #7, of the US Military District, being part of the Fred Coganow property described in deed reference Deed Book Volume 509, Page 746 of said county's deed records, known as Muskingum County Auditor's Parcel Numbers 84-52-01-22-000 and 84-52-01-23-000, and more particularly described as follows;

Commencing at the Southwest corner of Lot #1 of Evan Addition recorded in Plat Book 1, Page 287; thence S 17 25 40 W 36.53 feet (by deed) along the East line of State Route #666 (North River Road) to an iron pipe (found) at the Southwest corner of the Plat for said Evans Addition, being on the North line of a 10 Acre Tract conveyed to A.V. Fell and George V. Fell by Evans recorded in deed reference Deed Book Volume 59, Page 43, also being the Northwest corner of the R & M Gordon property described in deed reference Deed Book Volume 565, Page 922; thence S 86 00 50 E 140.07 feet along the common line for said Evans Addition, 10 Acre Tract, and North line of said Gordon property to an iron pipe (found) at the Northeast corner of said Gordon property and on the West line of a 16.50 foot wide alley (created by deeds); thence S 86 00 50 E 16.80 feet continuing along the North line of said 10 Acre Tract and crossing said alley to an iron pin (set) at the place of beginning for the property herein intended to be described;

- #1- thence S 86 00 50 E 455.12 feet continuing along the North line of said 10 Acre Tract and a common line for the City of Zanesville property described in deed reference Deed Book Volume 530, Page 894 to an iron pin (set) at the Northeast corner of said 10 Acre Tract;
- #2- thence S 17 10 50 W 167.56 feet along the East line of said 10 Acre Tract and common line with the City of Zanesville property to an iron pin (set) at the Northeast corner of the David Fisher property described in deed reference Deed Book Volume 1116, Page 294;
- #3- thence N 81 22 40 W 175.30 feet into said 10 Acre Tract and along the North line of said Fisher property to an iron pin (found) at the Northwest corner of said Fisher property and East line of Mitchell Street (created by deeds), passing an iron pin (found) at 20.23 feet;
- #4- thence N 81 22 40 W 54.16 feet continuing through said 10 Acre Tract and crossing said Mitchell Street to an iron pin (set);
- #5- thence S 16 01 20 W 51.13 feet continuing through said 10 Acre Tract and along the West side of Mitchell Street to an iron pin (found) at the Northeast corner of the R & P Willis property described in deed reference Deed Book Volume 1014, Page 461;
- #6- thence N 81 29 00 W 212.11 feet continuing through said 10 Acre Tract and along the North line of said Willis property to an iron pin (set) at the Northwest corner of said Willis property and on the East line of a 16.50 foot wide alley (created by deeds and previously mentioned);
- #7- thence N 14 47 40 E 181.04 feet continuing through said 10 Acre Tract and along the East line of said 16.50 foot wide alley to the place of beginning, containing 1.76 acres.

The bearings within the description are based on previous survey of the David Fisher property completed by Charles R. Harkness PLS #6885 on October 21, 1996. Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on September 11, 1997, in accordance with Chapter 4733-37 of the Administrative Code, 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.

DESCRIPTION APPROVED FOR AUDITORS TRANSFER

BY ALSD
9-25-97

OFFICE COPY
NOT RECORDABLE
Charles R. Harkness #6885



Survey conducted by Charles R. Harkness PLS #6885 on October 21, 1996.

SURVEYOR'S NOTES & REFERENCES:
 Muskingum County Tax Maps of the area. A survey of the George Maxwell property complete by Loren C. Camp PLS #5843 on March 21, 1983. A survey of Lot #12 of the M.V.D. Mitchell Addition completed by Charles R. Horkness PLS #6885 on October 16, 1986. A survey of the Pauline Young property completed by Stephen M. Bowman PLS #7135 on September 26, 1994. A survey of the David Fisher property completed by Charles R. Harkness PLS #6885 on October 21, 1996. Fell 10 Acre Tract conveyed to A.V. Fell and George V. Fell by Evans recorded in Deed Book Volume 59, Page 43.
 Note #1- 20 foot alley, 16.50 foot alley, 30 foot street, and Mitchell Street were created by deeds and were originally part of the 10 Acre Fell Tract.
 Note #2- No dedication or creation by deed was found for a right of way shown on old tax maps running along the property now owned by the City of Zanesville.
 Note #3- An area approximately 30 feet wide along the East side of the 16.50 foot wide alley is being used by the owners West of said alley for parking, dog boxes, and yard purposes. No fence or other permanent improvements were found.
 Note #1- David Fisher property 0.48 Acres being known as Parcel #84-52-01-26-000.

120 0 120 240 360

GRAPHIC SCALE - FEET

SW Cor of Plat

West line of 10 acre Tract
 SR #666 (North River Road)
 Sold From 10 Acre Tract

LOT #2
 LOT #1

Evans ADD.
 PB 1, Pg 287.

City of Zanesville
 DB Vol. 530, Page 894.

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (CRH PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)

Situated in the State of Ohio, County of Muskingum, City of Zanesville:

Being part of the Third Quarter Township, Township #1, Range #7, of the US Military District, being all the remaining portion of the Fred Coganow property described in deed reference Deed Book Volume 509, Page 746 of said county's deed records, known as Muskingum County Auditor's Parcel Numbers 84-52-01-22-000, 84-52-01-23-000, and 84-52-01-24-000.

DESCRIPTION APPROVED FOR AUDITORS TRANSFER BY alss 9-25-97

1.76 Acres

Par #84-52-01-22-000 & #84-52-01-23-000

0.27 Acres

Par #84-52-01-24-000

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey and is intended to be used for the legal transfer of the property shown and does not intend to void all or any easements of record, nor encroachments unless otherwise indicated.

Charles R. Harkness PLS #6885

SURVEY FOR:	
David Fisher Mitchell Street Zanesville, Ohio	
SECTION:	TOWNSHIP: RANGE:
CITY: Zanesville COUNTY: Muskingum STATE OF OHIO	
Survey Date: 9/11/97	Drw date 9/17/97 By: CRH
C. R. HARKNESS SURVEYING & MAPPING INC. 768 DRYDEN ROAD Zanesville, Ohio 43701 Phone (614) 454-6367	
Job Number: #820	Drawing/Sheet No. Plat #01

M.V.D. Mitchell's ADD.
 PB #2, Pg 56

LOT #12

LOT #11

LOT #10

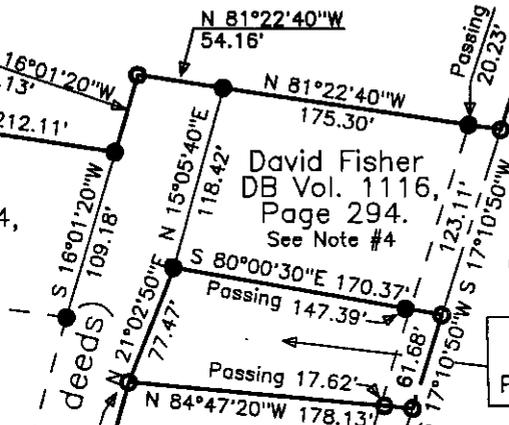
30' Street (by deed)
 South line of 10 acre Tract

J.D. Querns
 DB Vol. 810,
 Page 152.

Robert Dingey
 DB Vol. 520,
 Page 177.

R & P Willis
 DB Vol. 1014,
 Page 461.

Jeffery Seward
 DB Vol. 1099, Page 23.



See Note #2

North line of 10 acre Tract

Tree Line (Hedge Apple)

3" Pipe (found)

Occupatio Line
 See Note #3

S 86°00'50"E 140.07'

S 86°00'50"E 455.12'

N 16°45'40"E

N 14°47'40"E 161.04'

N 16°01'20"W 51.13'

N 81°29'00"W 212.11'

N 16°01'20"W 109.18'

N 21°02'50"E 77.47'

N 15°05'40"E 118.42'

S 80°00'30"E 170.37'

N 84°47'20"W 178.13'

S 17°10'50"W 167.56'

S 17°10'50"W 123.11'

N 81°22'40"W 175.30'

N 81°22'40"W 54.16'

N 15°12'40"E 343.58'

N 15°12'40"E 15.19'

N 15°12'40"E 14.92'

S 80°00'00"E 265.00'

N 15°12'40"E 63.12'

S 17°10'50"W 61.68'

S 17°10'50"W 20.23'

N 16°45'40"E

N 16°01'20"W

N 14°47'40"E

N 16°01'20"W

N 14°47'40"E

N 16°45'40"E

N 16°01'20"W

N 14°47'40"E