

84-55-01-19

119 CARPENTER ST



Linn Engineering, Inc.

614-452-7434

*Civil Engineering Consultants*

534 Market Street • P.O. Box 2671 • Zanesville, Ohio 43702-2671

DEED DESCRIPTION

Situated in the State of Ohio, County of Muskingum, Fourth Ward of the City of Zanesville, bounded and described as follows:

Being a part of Lot 2 of Muskingum Mining Company's Second Addition, as the same is designated and delineated on Muskingum County Plat Book 2, Page 10 and being the same premises now owned by P. and E. Grubb as described in Muskingum County Deed Record 619, Page 144; beginning for reference at an axle found at the northwest corner of Lot 2 of Muskingum Mining Company's Second Addition; thence along the west line of said Lot 2 South 00 degrees 05 minutes 21 seconds West 64.00 feet to a point, from which a disturbed iron pin found bears North 50 degrees 07 minutes 08 seconds West 1.62 feet distant; thence along the north line of lands now owned by H. and I. Morrison as described in Muskingum County Deed Record 325, Page 479 North 89 degrees 29 minutes 09 seconds East 51.82 feet to an iron pin set and the principal place of beginning; thence North 89 degrees 29 minutes 09 seconds East 130.00 feet to an iron pin set; thence South 00 degrees 33 minutes 43 seconds West 132.21 feet to an iron pin set on the north line of Carpenter Street, from which an iron pipe in concrete bears South 12 degrees 12 minutes 44 seconds West 7.42 feet; thence continuing South 00 degrees 33 minutes 43 seconds West 40.00 feet to an iron pin set on the south line of Carpenter Street; thence along said south line South 89 degrees 34 minutes 09 seconds West 130.00 feet to an iron pin set; thence along the west line of said Morrison land North 00 degrees 33 minutes 43 seconds East 172.02 feet, passing an iron pin set at 40.00 feet, to the principal place of beginning, containing 0.51 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

EXCEPTING AND RESERVING a right of way over a strip of ground 40 feet in width off the entire south side of the above described tract for the purpose of a street which extends from the Public Road or Street (Arter Street) on the West side of Blanche I. Fell Lot easterly to Neil Avenue. Said right of way or street to be used in common and for the mutual benefit of Grantees, their heirs and assigns, and the owner or owners of the other land abutting and lying North of said right of way.

Bearings are based on the north line of a survey by Richard Max Graves as recorded in Deed Book 922, Page 29 and are for the determination of angles only.

This description is written based on a survey completed April 26, 1989 by Timothy H. Linn, Reg. No. 7113.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *J. J. [Signature]*  
5/3/89

Timothy H. Linn  
Reg. No. 7113

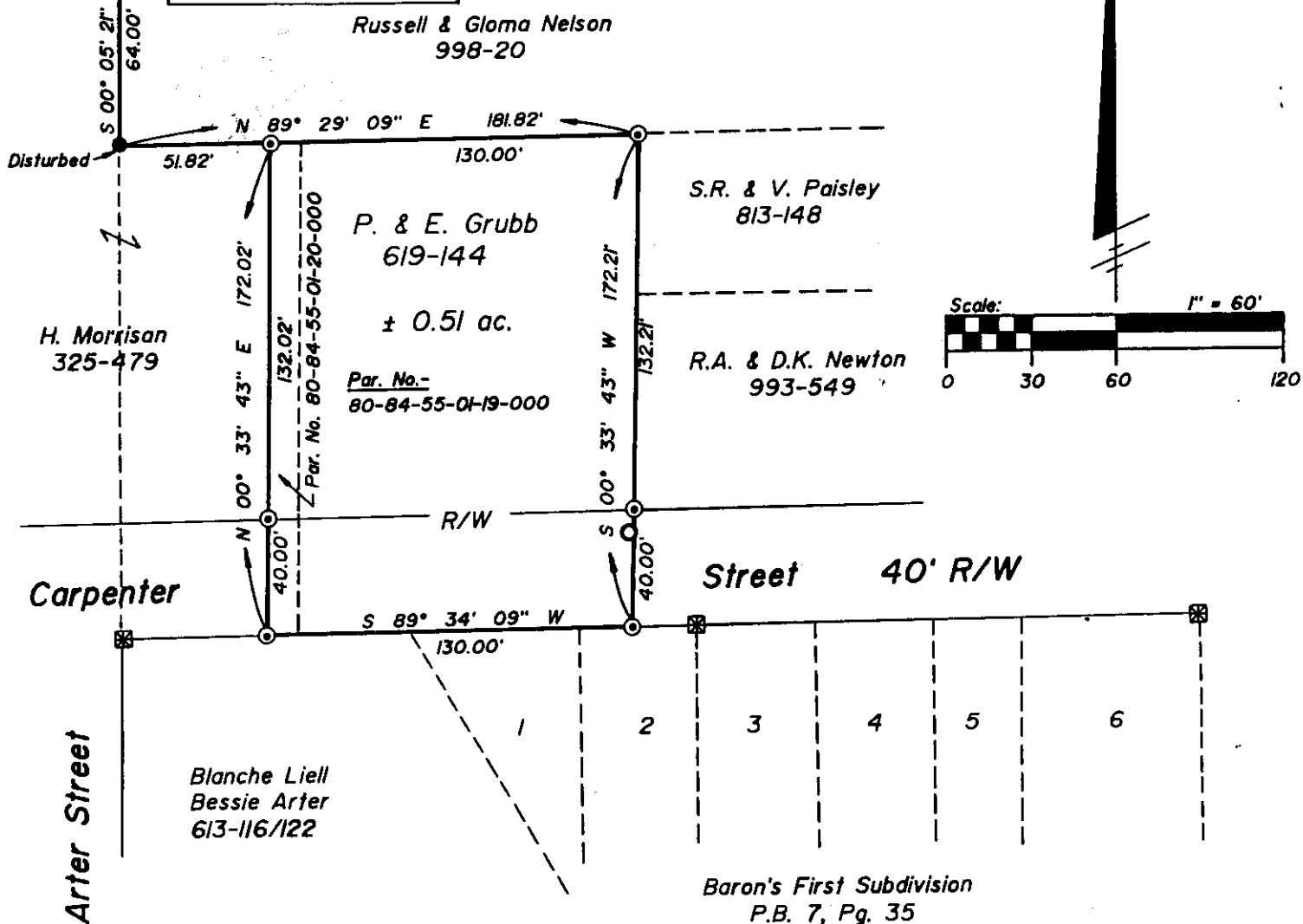
4/28/89  
Date



All of Auditor's Parcel No. 80-84-55-01-19-000 (0.47 ac.)  
80-84-55-01-20-000 (0.04 ac.)

OFFICE COPY  
NOT RECORDED  
RECORDABLE

NW Cor.  
Lot 2  
Muskingum Mining Company's  
Second Addition  
P.B. 2, Pg. 10



## SITUATED IN AND BEING A PART OF

Lot 2, Muskingum Mining Company's Second Addition, City of Zanesville,  
Muskingum County, Ohio.

## LEGEND

- 1" Pin Found
- 1" Pipe in Concrete
- ⊙ Iron Pin Set, 5/8" rebar
- ⊗ Axle Found

## BASIS OF BEARINGS

Bearings based on the north line of a survey by Richard Max Graves  
as recorded in Deed Book 922, Page 29 and are for the determination  
of angles only.

## REFERENCES

P.B. 2, Pg. 10  
P.B. 7, Pg. 35  
DR 619-144  
DR 325-479  
DR 503-511  
DR 503-428  
DR 492-538  
DR 232-102  
DR 317-266  
Map 84-55

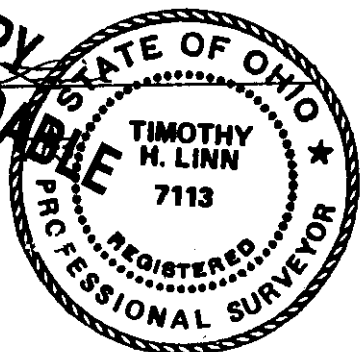
## PARCEL NOS.

All of 80-84-55-01-19-000 (± 0.47 ac.)  
All of 80-84-55-01-20-000 (± 0.04 ac.)

OFFICE COPY  
NOT RECORDABLE

Timothy H. Linn  
Reg. Surveyor No.

Date



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. L. Gammell  
5/3/89



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