

86-11-03-03-000

LEGAL DESCRIPTION
0.782 ACRES
DALE H. MAUTZ AND JUANITA M. MAUTZ

Situate in the State of Ohio, County of Muskingum, City of Zanesville, part of Lot 31 of Yarnall's Subdivision as recorded in Plat Book 2, Page 63, and being all of a tract of land conveyed to Dale H. Mautz and Juanita M. Mautz by deed as recorded in Book 1936, Page 740 (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 intersection of the south right-of-way of Francis Avenue (40 foot wide) and the east right-of-way of Bell Street (50 foot wide);

Thence along said south right-of-way line, and also being the north line of said Lot 31, South 88°10'06" East, for a distance of 260.00 feet to an iron pin set at the northeast corner of a tract of land conveyed to Morgan N. Kussmaul by deed as recorded in Book 2948, Page 881, being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

Thence continuing along said south right-of-way and said Lot 31, **South 88°10'06" East**, for a distance of **130.55 feet** to a 5/8" iron pin found (no cap) at the northeast corner of said Lot 31, and also being the intersection of said north right-of-way and the west right-of-way of an Alley (14 foot wide);

Thence along said west right-of-way, **South 01°49'54" West**, for a distance of **261.00 feet** to an iron pin set at the northeast corner of Lot 32 of said Yarnall's Subdivision, and also being the northeast corner of a tract of land conveyed to Baldlady LLC as recorded in Book 2656, Page 417;

Thence along said north line and the north line of said Baldlady LLC tract, **North 88°10'06" West**, for a distance of **130.55 feet** to an iron pin set at the southeast corner of said Kussmaul tract;

Thence along the east line of said Kussmaul tract, **North 01°49'54" East**, for a distance of **261.00 feet** to the **TRUE POINT OF BEGINNING**;

Containing a total of 0.782 acres, more or less.

Being all 0.300 acres of Tax Parcel 86-11-03-03-000 and all 0.482 acres of Tax Parcel 86-11-03-04-000.

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

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 in December, 2020 by Sands Decker, CPS, LLC.

OFFICE COPY
NOT RECORDABLE

Steven W. Newell
Ohio Registered
Surveyor No. 7212

Date

12/14/2020



DESCRIPTION

APPROVED

By: GA n/16 how