

86-28-01-37
3111 MAPLE AVE

LEGAL DESCRIPTION

(0.2181 ACRES)

Situated in the State of Ohio, Muskingum County, City of Zanesville, and being in Range 8, Township 1, Quarter Township 4, United States Military Lands, and being part of Lot 21 of Barron's Subdivision as recorded in Plat Book 8, Page 13 of the Muskingum County Recorder's Office, and being more particularly described as follows:

Commencing at the centerline intersection of Maple Avenue (S.R. 60), formerly Frazeyburg Road (R/W varies) and Beverly Avenue formerly Armco Avenue (40 foot R/W); thence, North 86° 30' 00" West, along the centerline of Beverly Avenue, 231.77 feet; thence, North 4° 00' 00" East, passing the north line of said Beverly Avenue at 20.00 feet, a total distance of 70.00 feet to the southwest corner of Lot 21 of said Barron's Subdivision, also being the True Point of Beginning for the following described tract:

thence, from said True Point of Beginning, North 4° 00' 00" East, along the westerly line of said Lot 21, 70.00 feet to the northwesterly corner of Lot 21 of said Barron's Subdivision;

thence, South 86° 30' 00" East, along the southerly line of Lot 22, 116.94 feet to the westerly line of Maple Avenue, per Deed Book 539, Page 894;

thence, South 24° 22' 00" East, along said westerly line of Maple Avenue, 79.18 feet;

thence, North 86° 30' 00" West, 154.56 feet to the True Point of Beginning, containing 0.2181 acres (9502.24 sq. ft.) of land, more or less. Subject, however, to all legal rights-of-way of previous record.

Previous Deed Reference: O.R. Vol. 1831, Pg. 458, Muskingum County Recorder's Office

Basis of Bearings: North line Beverly Avenue formerly Armco Ave. (N 86° 30' 00" W) per Barron's Subdivision (P.B. 8, Pg. 13), Muskingum County Recorder's Office.

Parcel 86-28-01-37-000

The foregoing description was prepared by Thomas J. Mack, Ohio Professional Surveyor, No. S-7964 for Byrnside Surveying, LLC in October 2008.

DESCRIPTION
APPROVED

By: 

**OFFICE COPY
NOT RECORDABLE**



11/7/08

PLAT OF SURVEY

SITUATED IN

RANGE 8, TOWNSHIP 1, QUARTER TOWNSHIP 4, U.S.M.L.
CITY OF ZANESVILLE
MUSKINGUM COUNTY, OHIO

BEARINGS BASED UPON
BARRON'S SUBDIVISION
(P.B. 8, PG 13)

R/W

CL

R/W

BARRON'S SUBDIVISION
(P.B. 8, PG 13)

LOT 20
Par. 86-28-01-35-000

20.00'

N 04°00'00" E

50.00'

70.00'

POINT OF
BEGINNING

PART LOT 21
(0.2181 ACRES)
Par. 86-28-01-37-000

BEVERLY AVENUE (40' R/W)
(FORMERLY ARCO AVE)

231.77'

ROBEST PROPERTIES LTD
O.R. 1831, PG. 458
Par. 86-28-01-36-000

LOT 22
Par. 86-28-01-38-000

S 86°30'00" E
116.94'

N 86°30'00" W

154.56'

1168
1 STY BRICK

N 86°30'00" W

79.18'

S 24°22'00" E

CITY OF ZANESVILLE (R/W)
D.B. 539, PG. 894

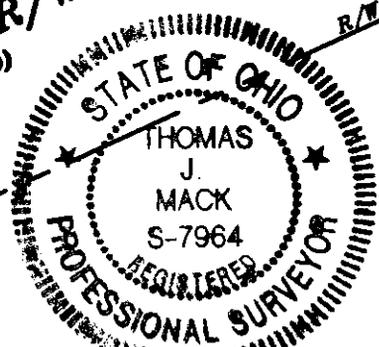
R/W
OLD R/W

DESCRIPTION
APPROVED

By: *[Signature]*

MAPLE AVENUE (S.R. 60) (R/W VARIES)
(FORMERLY FRANKENBURG ROAD)

CENTERLINE
INTERSECTION



SCALE: 1"=30'

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT
RETURN OF A SURVEY MADE UNDER MY DIRECTION IN JULY 2008
AND THAT ALL MONUMENTS HAVE BEEN FOUND TO EXIST OR SET
AS SHOWN

OFFICE COPY
NOT RECORDABLE

THOMAS J. MACK, P.S. No. 7964

DATE

BYRNSIDE SURVEYING, LLC

P.O. BOX 541066
CINCINNATI, OHIO 45254 474-6020

SCALE: 1"=30' DRAWN: TJM CHECKED: TJM

DATE: 10/28/2008 JOB NO : 08106