



86-30-01-76  
1396 BRANDYWINE BLVD

# AHLERS, MOE AND ASSOC., INC.

SURVEYING AND ENGINEERING  
360 WEST WATERLOO ST. P.O. BOX 2  
CANAL WINCHESTER, OHIO 43110  
(614) 837-1178 FAX (614) 837-8458

ust 23, 1994  
-2850.Leg

## Description of 0.2420 Acres on Brandywine Boulevard in the 6th Ward, Zanesville, Ohio

Situate in the State of Ohio, County of Muskingum, City of Zanesville, in the 6th Ward, and being part of the 0.7823 acre parcel owned by Mutual Federal Savings Bank as recorded in Deed Book 1094, Page 411, of the Muskingum County Recorder's Office, and being more particularly described as follows:

Commencing at an iron pipe at the northwesterly corner of the Walkenhorst and Taylor parcel (Brandywine Hospital for Pets) D.B. 856, Pg. 171, the northeasterly corner of the Brandywine LOCK-N-STOCK parcel, P.B. 15, Pg 141, said pipe being in the southerly R/W line of Brandywine Boulevard, 80' R/W, P.B. 15, Pg. 59;

THENCE, North 58 degrees 27 minutes 50 seconds West, leaving said pipe, and along the northerly line of said LOCK-N-STOCK and said R/W line, for a distance of 22.63' to a corner to LOCK-N-STOCK and the TRUE PLACE OF BEGINNING;

THENCE, North 58 degrees 27 minutes 50 seconds West, continuing along said R/W line, for a distance of 107.55' to a point;

THENCE, South 05 degrees 13 minutes 17 seconds West, leaving the aforementioned line, and crossing the 0.7823 acre parcel for a distance of 145.17' to a point in a northerly line of LOCK-N-STOCK;

THENCE, South 85 degrees 52 minutes 08 seconds East, along said northerly line, for a distance of 62.88' to a point;

THENCE, along an arc of a curve to the left with a radius of 15.00', a central angle of 76 degrees 07 minutes 40 seconds, a chord which bears North 56 degrees 04 minutes 02 seconds East for a distance of 18.50' to a point;

THENCE, North 18 degrees 00 minutes 12 seconds East, continuing along said northerly line, for a distance of 86.77' to the PLACE OF BEGINNING.

CONTAINING 0.2420 acres of land.

Subject to any legal conditions, restrictions, covenants, easements or rights of way of record.

This description prepared by Ahlers, Moe & Assoc., Inc., in August, 1994, based on previous surveys and plats of this area. The basis of bearings in the centerline of Brandywind Boulevard being North 58 degrees 27 minutes 50 seconds West.

Larry B. Felts, P.S.#6814  
94-2850.Leg

OFFICE COPY  
NOT RECORDABLE



DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY

9-2-94

91-86-30-01-76 (PT)

made by me or under my supervision, and that all points are as called, and there are no encroachments either way across any line except as shown.

P.S. #6814

○ .... Iron Pin Set  
With Plastic I.D. Cap  
△ .... P.K. Nail or Spike

PLAT OF SURVEY  
CITY OF ZANESVILLE, 6<sup>TH</sup> WARD, BRANDYWINE BLVD WEST  
FOR: MY FAULT, INC. ZANESVILLE, OHIO

D.B. ... Pg.  
P.B. 15 Pg. 141  
Scale: 1" = 50'  
Date: 8-23-94  
Drawn By: LBF

AHLERS, MOE & ASSOC., INC.  
Engineering & Surveying  
360 W. Waterloo St.—P.O. Box 2  
Canal Winchester, Ohio 43110 837-1178



Job No. 94-2850

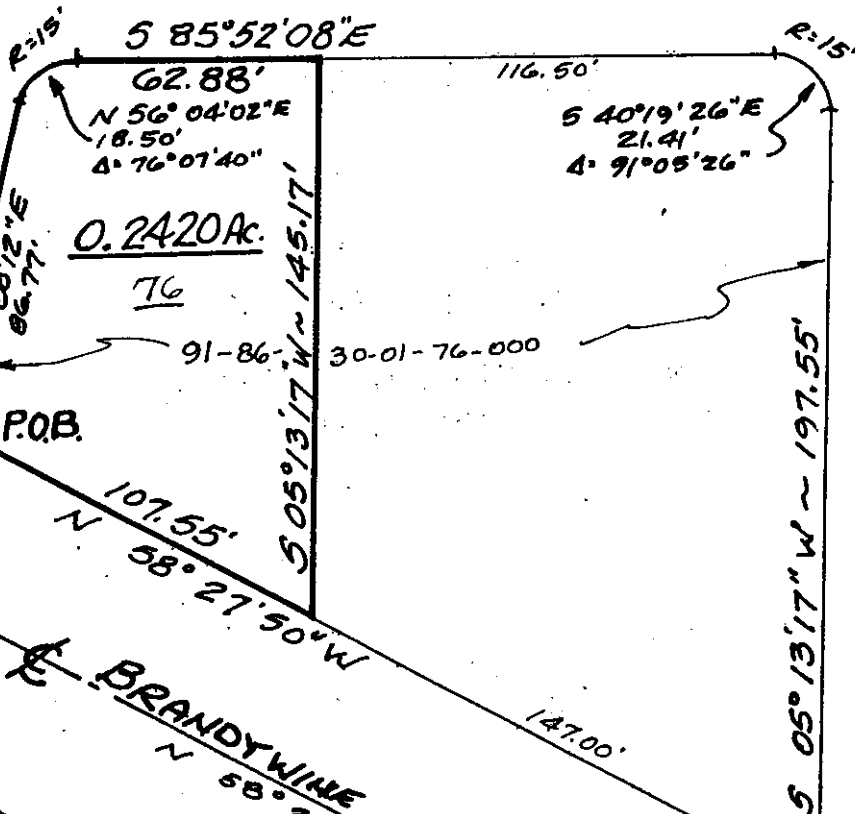
Basis of Bearings - E Brandywine 0  
BLVD BEING N 58°27'50"W

0 50 100  
GRAPHIC SCALE 1"=50'

BRANDYWINE HOSPITAL FOR PETS  
JOHN S. WALKENHORST  
LOU ANN TAYLOR  
856/171  
91-86-30-01-75

BRANDYWINE LOCK-N-STOCK  
P.B. 15 Pg. 141  
CONDO STORAGE BUILDINGS

North



DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY

9-2-94

91-86-30-01-76 (DT)

TO ALL PARTIES INTERESTED IN TITLE

TO THE PREMISES SURVEYED:

I do hereby certify that this is a true and accurate survey made by me or under my supervision and that all points are as called, and there are no encroachments either way across any line except as shown.

P.S. #6814

LEGEND

- .... Iron Pin Found
- .... Iron Pin Set With Plastic I.D. Cap
- △ .... P.K. Nail or Spike

PLAT OF SURVEY O. ZABELE AC.

CITY OF ZANESVILLE, 6<sup>th</sup> WARD, BRANDYWINE BLVD.-WEST

FOR: MY FAULT, INC.

ZANESVILLE, OHIO

D.B. Pg.

P.B. 15 Pg. 141

Scale: 1"=50'

Date: 8-23-94

Drawn By: LBF

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