



1040 ARCADIA LN

**DEED DESCRIPTION  
 TRACT #1**

1.2132 ACRES +/- OR 52,845 Bq. Pt.

BEING A SURVEY OF THE PARCEL CONVEYED TO LUTHER AND ANNA MAE HILL, AS RECORDED IN DEED VOLUME 639 PAGE 10, AND BEING ~~RECORDED~~ AUDITOR'S PARCEL NO. 01-28-01-03-000 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BITUATED IN THE EAST FRACTION OF SECTION 6, TOWNSHIP-12, RANGE-13, OF THE OHIO RIVER SURVEY, AND BEING IN THE SECOND WARD TO THE CITY OF ZANEVILLE, MUSKINGUM COUNTY, STATE OF OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN IRON PIN FOUND MARKING THE NORTHWEST CORNER OF LOT #4 IN COYLES ADDITION, AS RECORDED IN PLAT BOOK 1 PAGE 295 IN THE MUSKINGUM COUNTY RECORDER'S OFFICE, THENCE WITH THE WEST LINE OF SAID LOT #4, S 04°53'47" E 161.38 FEET TO AN IRON PIN FOUND, AND BEING THE NORTHEAST CORNER AND THE PRINCIPLE PLACE OF BEGINNING OF THE PARCEL HEREIN TO BE DESCRIBED:

THENCE, CONTINUING WITH SAID WEST LINE OF LOT #4, S 05°10'27" E 210.00 FEET TO A POINT IN ARCADIA LANE, SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL HEREIN TO BE DESCRIBED, PASSING OVER AN IRON PIN SET AT 160.00 FEET:

THENCE, WITH THE NORTHERLY LINE OF A PARCEL CONVEYED TO JOHN AND DELORIS SCHULTHEIS AS RECORDED IN DEED VOLUME 541 PAGE 5 AND 664 PAGE 350, N 66°40'27" W 90.60 FEET TO A POINT:

THENCE, CONTINUING WITH SAID SCHULTHEIS LINE N 85°10'27" W 355.01 FEET TO A POINT ON THE EASTERLY LOW WATER LINE OF THE MUSKINGUM RIVER, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN TO BE DESCRIBED, PASSING OVER AN IRON PIN SET ON THE EAST RIGHT-OF-WAY LINE OF WAYNE AVENUE (49.5' WIDE, STATE ROUTE 60) AT 255.43 FEET AND AN IRON PIN SET ON THE WEST RIGHT-OF-WAY LINE OF SAID ROAD AT 305.88 FEET:

THENCE, WITH THE EASTERLY LOW WATER LINE OF SAID RIVER N 05°10'27" W 60.01 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE PARCEL HEREIN TO BE DESCRIBED:

THENCE, WITH THE SOUTH LINE OF A PARCEL CONVEYED TO JAMES TUCKER AS RECORDED IN DEED VOLUME 1120 PAGE 64, N 78°49'33" E 431.59 FEET TO THE PLACE OF BEGINNING, PASSING OVER AN IRON PIN FOUND MARKING THE WEST RIGHT-OF-WAY LINE OF WAYNE AVENUE (49.5' WIDE, STATE ROUTE 60) AT 48.76 FEET AND AN IRON PIN FOUND MARKING THE EAST RIGHT-OF-WAY LINE AT 98.74 FEET. THE PARCEL AS SURVEYED CONTAINS 1.2132 ACRES OR 52,845 SQUARE FEET MORE OR LESS. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

THE BEARINGS OF THE ABOVE DESCRIBED PARCEL ARE BASED ON THE SOUTH LINE OF LOT #5 IN COYLES ADDITION AS BEING N 82°30'00" W AS SURVEYED BY TERRY J. FINLEY (8-7222) ON 5-3-94.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW CAPS LABELED "DENNIS P. HAGAN, #6917".

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY DONE UNDER THE SUPERVISION OF DENNIS P. HAGAN, P.E., P.S., OHIO REGISTERED SURVEYOR #6917 ON APRIL 3, 1996.

DATED

4/12/96

  
 DENNIS P. HAGAN, P.E., P.S.  
 OHIO REGISTERED SURVEYOR #6



DESCRIPTION APPROVED  
 FOR AUDITORS TRANSFER

BY 

8-25-97

# DPH SURVEYING, INC.

CONSULTING ENGINEERS AND SURVEYORS

P.O. BOX 429 THORNVILLE, OHIO 43076

OHIO PHONE: 1-800-648-8151 FAX NO. 1-800-648-8150

**PROPERTY LOCATION**

BEING A PART OF THE EAST FRACTION OF SECTION 6, TOWNSHIP-12, RANGE-13, OF THE OHIO RIVER SURVEY, AND BEING LOT #4 IN COYLES ADDITION, PLAT BOOK 1 PAGE 295, AND BEING IN THE SECOND WARD TO THE CITY OF ZANESVILLE, MUSKINGUM COUNTY, STATE OF OHIO.

**PREPARED FOR:**

LUTHER L. HILL  
936 ARCADIA LANE  
ZANESVILLE, OHIO 43701  
F/W 4-3-96 SC/GH  
INVOICE NO. 96-032218  
FILE NO. 96-1231Mu

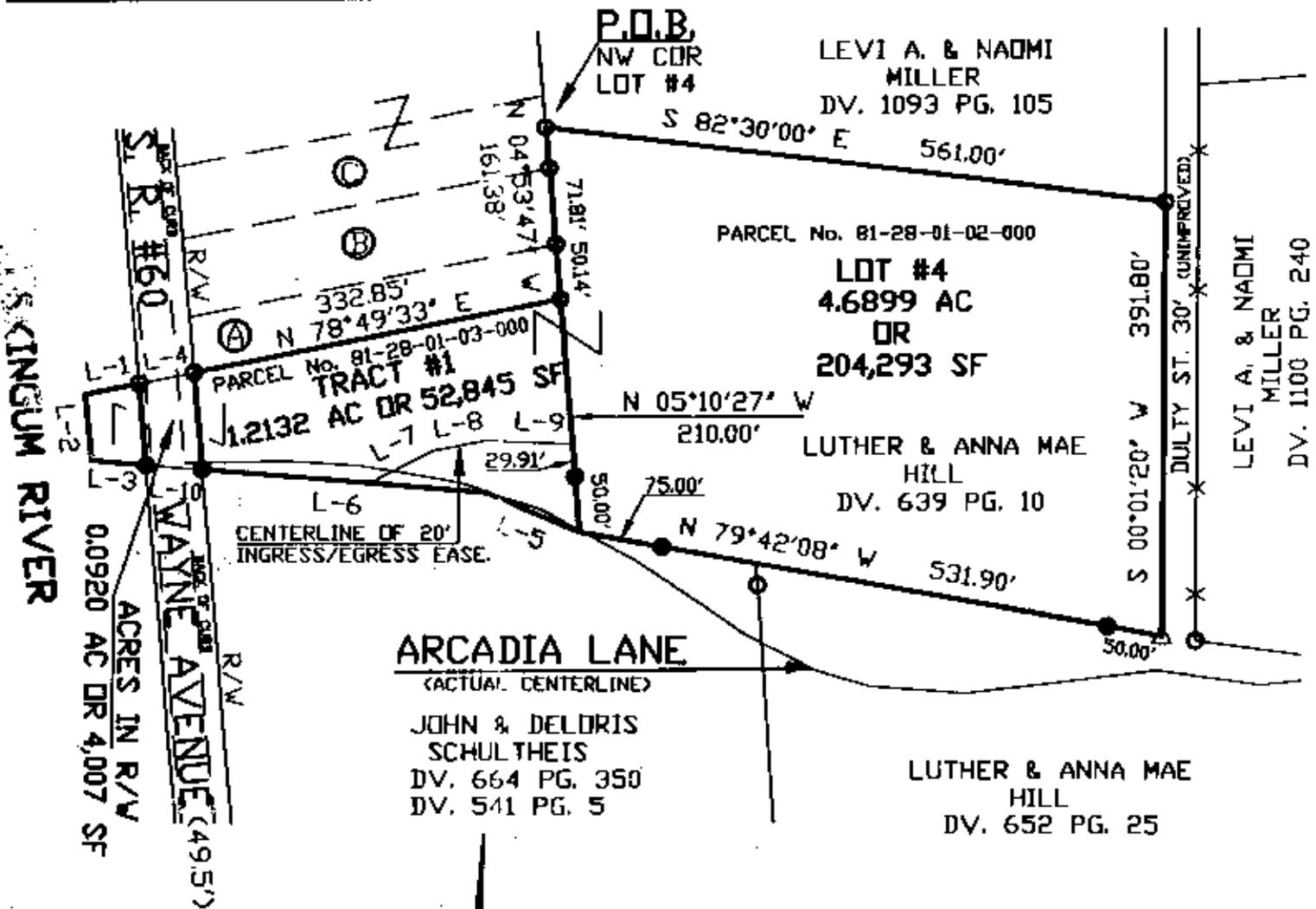
**LINE TABLE**

LINE	DIRECTION	DISTANCE
L-1	N 78°49'33" E	48.76'
L-2	N 05°10'27" W	60.01'
L-3	N 85°10'27" W	49.13'
L-4	N 78°49'33" E	49.98'
L-5	N 66°40'27" W	90.60'
L-6	N 85°10'27" W	255.43'
L-7	S 62°43'39" W	63.49'
L-8	S 79°07'08" W	48.39'
L-9	N 87°28'23" W	77.65'
L-10	S 85°10'27" E	50.45'

**PROPERTY OWNER INDEX**

- Ⓐ = JAMES TUCKER DV. 1120 PG. 64
- Ⓑ = VIOLET M. & ROBERT E. HILL DV. 1065 PG. 93
- Ⓒ = MICHAEL L. & KATHLEEN M. BULLDOCK DV. 1086 PG. 5

**LOT #5**



DESCRIPTION APPROVED FOR AUDITORS TRANSFER

BY: *[Signature]*  
8-25-97

**LEGEND**

- - IRON PIN FOUND
- - IRON PIN SET
- △ - NAIL FOUND
- ▲ - P.K. NAIL SET

NOTE: ALL PINS SET ARE 5/8" IRON REINFORCING BARS WITH YELLOW CAPS LABELED "DENNIS P. HAGAN #6917".

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE PREMISES AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED

*4/16/96*

DENNIS P. HAGAN  
OHIO REGISTERED SURVEYOR #6917



BEARINGS OF THIS PLAT ARE BASED ON THE SOUTH LINE OF LOT #5 AS BEING N 82°30'00" W AS SURVEYED BY TERRY FINLEY (S-7222) ON 5-3-94.