

81-66-02-04-000 B 81-66-02-05-000 B 81-66-02-06-000 B 81-66-02-07-000 B 81-66-02-08-000 B 81-66-02-09-000 B 81-66-02-01-000 B

PLAT OF SURVEY FOR ALLEY & R/W VACATION

Situate In the State of Ohio, County of Muskingum, City of Zanesville,
and being a 10-ft Undocumented / Unrecorded Alley north of the south line of Lot
John Dillon's Subdivision of Lots 7, 8, 12, 13, 14, & 15, In Square 21 City of Zanesville
and being all of a 'Notch' in the N.E. corner of Lot 16 In Square 21 City of Zanesville

Douglas L. Moore
Professional Land Surveyor
Ohio Registration PS-7011
8311 Harrisburg & London Rd, Orient, OH 43146
740/868-7663

LEGEND

- IRON PIN FND
- ▲ R.R. SPIKE FND
- ⊗ AXLE FND
- ⊙ IRON PIN SET
- 12 ORIG. LOT NO.

SOUTH ST (53' R/W)

SOUTH ST (66' R/W)

TRUE P.O.B.
SQ. 21
N.E. 'NOTCH'

66.67' 57.13' 39.61' 66.67' 39.61'

DUTRO REAL ESTATE LLC
Parcel 81-66-01-22-000
0.0922 AC 2827/720

DUTRO REAL ESTATE LLC
Parcel 81-66-01-21-000
0.0556 AC 2837/360

66.67' 66.67'

0 50 100 Feet

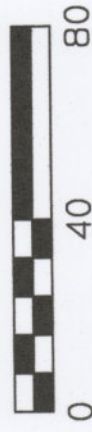
RR SPK FWD bearing
S21°16'07"E 0.28'
from Parcel 1 Corner

S87°05'25"E 145.50'

S. 4TH ST. (66' R/W)

DUTRO REAL ESTATE LLC
Parcel 81-66-01-18-000
0.221 AC 2538/561

DUTRO REAL ESTATE LLC
Parcel 81-66-01-18-000
0.221 AC 2538/561



SQ 21 – Allev Vacation Area Table

Auditor Parcel ID#	Vacated Area (SQ FT)	Vacated Area (ACRES)
N.E. 'NOTCH'		
81-66-02-01-000	611	0.014
Total	611	0.014
Undoc. Alley		
81-66-02-04-000	179	0.004
81-66-02-05-000	138	0.003
81-66-02-05-000	138	0.003
81-66-02-07-000	138	0.003
81-66-02-08-000	138	0.003
81-66-02-09-000	728	0.017
Total	1459	0.033

NOTES

- SQ0. 24 Recorded Alley Location as recorded in John Dillon Subdivision (DB 7 / Pg 66) .
Suto Real Estate LLC deed (DB 2458 / Pg 762) Tract 5 - Parcel 2 legal description
calls out an alley vacated across Lots 2, 6, 3, and extends these parcels to Lot 6.
The deed dimensions are 10'-0" wide and 10'-0" deep (DB 1335 on Pg 67).
Alley vacations for Lot 1 (DB 2458 / Pg 762), and (DB 2458 / Pg 762), are
not called out, and these deed dimensions are 10'-ft short of the south line of Lot 6.
- SQ0. 24 Undocumented and Unrecorded Alley.
Alley Vacations for Lot 1 (DB 2458 / Pg 762), and Lots 4 and 5 (DB 1330 / Pg 6517), are not
called out and no vacation ordinances were found. The deed dimensions are 10'-ft short of the
south line of Lot 6. This is an issue for the City of Zanesville to address. Access to parking
between Lot 6, this is an issue for the City of Zanesville Building.
The City of Zanesville may or may not have a Right-of-Way interest in this area.
- SQ0. 24 Undocumented and Unrecorded Alley.
There are no vacation ordinances found for the alley at the south side of Lot 6, for the extended
Lots 2 & 3 parcels. The deed description calls for the extension of Lots 2 & 3 across
the "part of a vacated alley" in the original platted location, and "extending across said Lot 6".
The description does not specify how far across Lot 6. This 10'-ft strip is currently being used
as an alley access to parking between Fourth St. and Court Alley, or to the City of Zanesville
Building. The City of Zanesville may or may not have a Right-of-Way interest in this area.
- SQ0. 24 Lot 16 Northeast Corner R/W 'Notch'
Historical Tax Maps and South St./W. 'Notch' construction plans show a 13' x 47' "Notch" in the NE cor of Lot 16.
Original Plat by Dillon & Hemmons - Bk 6 / Pg 233, shows the "Notch east of the Hange Line
Suto Real Estate LLC deed (DB 2458 / Pg 762) Tract 4 - Parcel 2 & 3 legal descriptions appear
to call out the northeast corner, but may not have a Right-of-Way interest in this area.
- SQ0. 24 Lot 16 Parcel Gap
Suto Real Estate LLC deed (DB 2458 / Pg 762) Tract 4 - Parcel 2 & 3 legal descriptions appear
to call out the northeast corner without 10'-ft with the east line of Court Alley being a common line for
the legal descriptions. This creates a 4'-50-ft gap between Parcels 1 and 3.
Also, the GIS Tax Map linework appears to be incorrect in this Lot 16 area, and the Parcel 3 area
has an extra tax parcel ID.
- SQ0. 24 Lot 19 Parcel Overlap
Suto Real Estate LLC deed (DB 2458 / Pg 762) Tract 7 - Parcel 1 legal description calls out
a 33'-50-ft strip off the south half of Lot 19. This description also fits very well with the field survey
and building occupations on Lots 20, 21, 22, and 23, and also with Survey B-44 by Robert Smith
(January 1966) . This leaves a remainder of 33'-50-ft wide on the north half of Lot 15, with Lot 19
(January 1966) . This leaves a remainder of 33'-50-ft wide on the north half of Lot 15, with Lot 19
being a portion of Suto Real Estate LLC deed (DB 2458 / Pg 762) Tract 8 - Parcel 2 legal description calls out
a 41'-50-ft parcel width with the north line of the parcel being the north line of Lot 19. The deed
width for this parcel creates an 8'-00-ft overlap into the south parcel of Lot 19.
- SQ0. 24 South St. R/W
The southwest corner of Court Alley. This line was offset to the south by a 53'-00-ft width to the
south R/W line of South St.

Reference Documents for Alley Vacation Survey
Sq. 21 City of Zanesville

Plats

John Dillon's Subdivision in Square 21 of Lots
number 7, 8, 12, 13, 14, & 15; DB 7, Pg 68
Deed of partition of Square 21 of the City of Zanesville:
DB 'G', Pg 233-234 & Plat Bk A-O, Pg 71
Reeves Addition: DB 'K', Pg 602 & Plat Bk A-O, Pg 150
City of Zanesville: DB 'G', Pg 233-234 & Plat Bk A-O, Pg 71
Dillon & Hampton's Addition: Deed Bk 'G', Pg 235-236
Josiah Copeland's Addition: Deed Bk 'G', Pg 235-236
Josie Copeland's Addition: Deed Bk 'M', Pg 186
Plat Bk A-O, Pg 171
Plat Bk A-O, Pg 171
McIntire's South Addition: Deed Bk 'B', Pg 3
& Plat Bk A-O, Pg 20
Josiah Copeland's Subdivision in Sq. 21:
Replat Book 1, Pg 49 & Original Plat Bk 1, Pg 161

Deeds

City of Zanesville: DB 104, Pg 222
The City of Zanesville: DB 1130, Pg 617
Dufro Real Estate: DB 2458, Pg 762
Dufro Real Estate LLC: DB 2390, Pg 622
Hildebrand, Teresa M., Trustee: DB 2205, Pg 905

Deeds
City of Zanesville: DB 101, Pg 222
The City of Zanesville: DB 1130, Pg 617
Dutro Real Estate LLC: DB 2458, Pg 762
Dutro Real Estate LLC: DB 2390, Pg 522
Hildebrand, Teresa M. Trustee: DB 2205, Pg 905

Muskingum County Auditors Tax Maps - Current & Historical
Private Surveys on file in Muskingum Engineers Office
Alley Vacation Ordinance 15-12A (Court, Sewer, & Plum Alleys)
dated Jan. 28, 2015

BASIS OF BEARINGS is South 02°54'13.55" West being the west right of way line of 6th Street, Square 22 based on GPS field observations of:

[1] An Iron Pin Set at the northeast corner of said Square 22 (6th and South Streets), and

[2] An Iron Pin Set at the southeast corner of said Square 22 (6th and Canal Streets).

using the U.S. State Plane NAD 1983 (CORS 2011 Adjustment), Ohio South Zone 3402 Coordinate System.

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.

I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge, easements, restrictions, and rights-of-way not located, unless noted.

OFFICE COPY
Douglas L. Moore
Douglas L. Moore, P.S. 7011

Mar. 5, 2015

Surveyed in 2014
for: DUTRO REAL ESTATE LLC