

B30 NANCY AVE

TedLaco Properties

Situated in the State of Ohio, Muskingum County, Outlot 13 of the First Ward in the City of Zanesville Township 16, Range 14, Section 12, bounded an described as follows:

Being all of TedLaco Properties in Deed Volume 1952, page 595, Parcel No. 82-39-02-02-000 & part of Lot 34 of W.T. Perry's Subdivision Plat Book 2, page 20

Commencing at an Iron Axle found on the Southeast corner of Lot 33 of W.T. Perry's first Subdivision, Plat Book 2, page 20; Thence South  $88^{\circ}56'28''$  West 159.49 feet to an iron pin set at the Southeast corner of Lot 34 of W.T. Perry's first Subdivision, being the Place of Beginning; Thence along South line of Lot 34 South  $88^{\circ}56'28''$  West 86.00 feet to an iron pin set; Thence North  $01^{\circ}25'47''$  West 38.41 feet to an iron pin set on the South line of Nancy Avenue; Thence along South line Nancy Avenue North  $88^{\circ}34'03''$  East 86.00 feet to an iron pin set at the Northeast Corner of Lot 34; Thence South  $01^{\circ}25'47''$  East 38.97 feet to the Place of Beginning. Containing 0.076 Acres more or less.

Bearings are based on the South line of Nancy Avenue bearing North  $88^{\circ}34'03''$  East.

Above description is based on a survey by R.L. Daniels, Registered Surveyor No. 5410, February 27, 2006 and is intended for the legal transfer of property described and does not intend to describe all or any easements or record nor encroachments unless otherwise indicated.

Iron pins set are No. 5 reinforced bars 30" inches long with plastic I.D. caps.

Reference Volume 1952, page 595

**OFFICE COPY**  
*R.L. Daniels*  
**NOT RECORDABLE**

APPROVED FOR CLOSURE

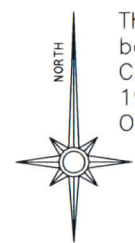
*R.L. Daniels* 3/10/2006



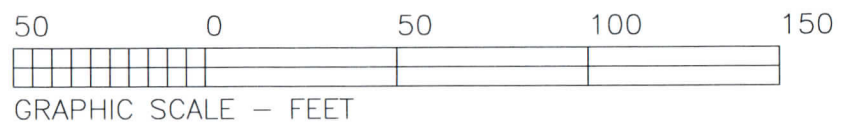
EXEMPT FROM  
PLANNING COMMISSION

*R.L. Daniels* 3/10/2006

82-39-01-07  
908 INDIANA ST

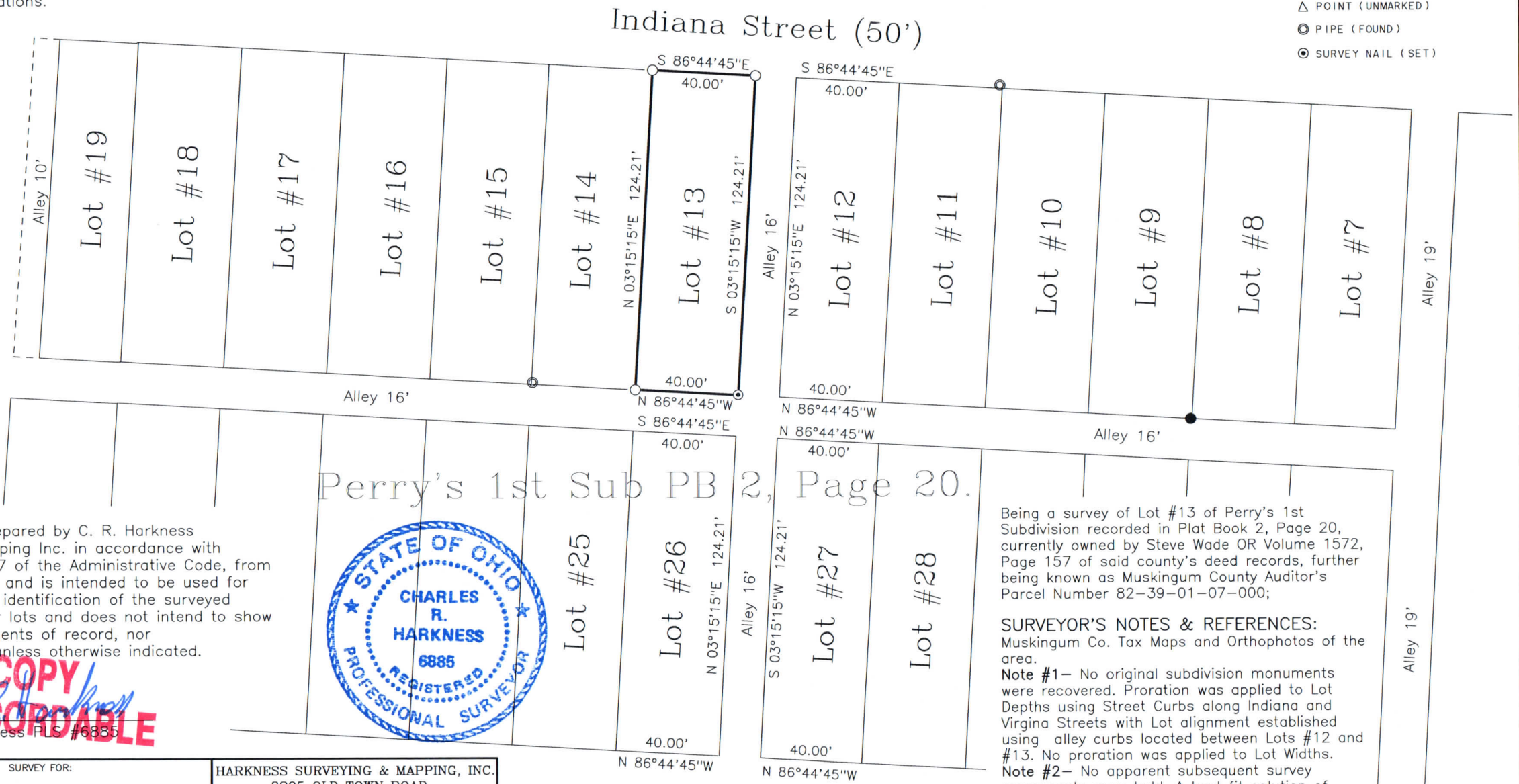


The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations.



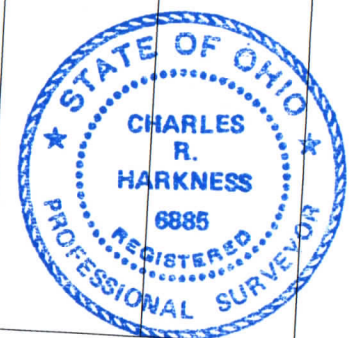
LEGEND

- P.I.N (SET) 5/8" REBAR CAPPED (C R HARKNESS PLSH6885)
- P.I.N (FOUND)
- △ POINT (UNMARKED)
- ⊙ PIPE (FOUND)
- ⊙ SURVEY NAIL (SET)



This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey and is intended to be used for the location and identification of the surveyed subdivision lot or lots and does not intend to show all or any easements of record, nor encroachments unless otherwise indicated.

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**NOT RECORDED**  
Charles R. Harkness PLS #6885



Being a survey of Lot #13 of Perry's 1st Subdivision recorded in Plat Book 2, Page 20, currently owned by Steve Wade OR Volume 1572, Page 157 of said county's deed records, further being known as Muskingum County Auditor's Parcel Number 82-39-01-07-000;

**SURVEYOR'S NOTES & REFERENCES:**  
Muskingum Co. Tax Maps and Orthophotos of the area.  
**Note #1**- No original subdivision monuments were recovered. Proration was applied to Lot Depths using Street Curbs along Indiana and Virginia Streets with Lot alignment established using alley curbs located between Lots #12 and #13. No proration was applied to Lot Widths.  
**Note #2**- No apparent subsequent survey monuments were held. A best fit solution of those shown along with occupation lines are consistent with the Lot layout shown.

SURVEY FOR: <b>Steve Wade</b> 908 Indiana Street, Zanesville, Ohio 43701		<b>HARKNESS SURVEYING &amp; MAPPING, INC.</b> 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 6/12/2006	DRAWN: 6/21/2006	JOB: #1502	DRAWING: Plat #01
TWP: RANGE: CITY:Zanesville COUNTY:Muskingum STATE:Ohio			

Virginia Street (50')