

795 LUCK AVENUE ✓

TERRY FINLEY

Surveying & Mapping
Ohio Registered Surveyor #S-7222
155 Mockingbird Hill, Zanesville, OH 43701
Phone or FAX (740) 454-8721

LEGAL DESCRIPTION

795 Luck Avenue, Zanesville, OH 43701

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being all of Lot #37 of an unrecorded plat of Brighton, and being all of those lands intended to be described in Deed Reference Volume 1542, page 175; being further bounded and described as follows:

Commencing at the northwest corner of the intersection of Luck Avenue and Virginia Street in the City of Zanesville, thence, north 00 degrees – 00 minutes – 00 seconds east, 170.00 feet along the west line of Luck Avenue to an iron pin found, and the **true point of beginning** for the parcel herein intended to be described;

Thence, leaving Luck Avenue, north 89 degrees – 29 minutes – 08 seconds west, 134.98 feet along the north line of those lands now or formerly owned by Mary Stevens, as recorded in Deed Volume 1147, page 975, to an iron pin found on the east line of a fifteen (15) foot alley;

Thence, north 00 degrees – 06 minutes – 06 seconds east, 40.06 feet along said alley to an iron pin found;

Thence, leaving said alley and along the south line of those lands now or formerly owned by Ralph Mock, Jr., as recorded in Deed Volume 1794, page 395, north 89 degrees – 57 minutes – 26 seconds east, 134.90 feet to an iron pin found on the west line of Luck Avenue;

Thence, south 00 degrees – 00 minutes – 00 seconds east, 41.37 feet to the **point of beginning**, and containing 0.126 acres more or less.

Subject to all legal highways and easements, whether recorded or implied.

Bearings described herein are based upon the east line of Luck Avenue as north 00 degrees – 00 minutes – 00 seconds east, as described in Deed Volume 1542, page 175.

Being all of Auditor's Parcel #82-39-03-17-000.

This description, written on May 2, 2005, is based on an actual survey by Terry J. Finley, Ohio Registered Surveyor #S-7222.



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~~NOT RECORDABLE~~

Terry J. Finley, Registered Surveyor #S-7222

APPROVED FOR CLOSURE

TJF 5-18-2005

EXEMPT FROM PLANNING COMMISSION

TJF 5-18-2005

SITUATED IN THE STATE OF OHIO COUNTY OF MUSKINGUM, CITY OF ZANESVILLE AND BEING ALL OF LOT NO. 37 OF AN UNRECORDED PLAT OF BRIGHTON, PRIOR DEED REF. 1542, PG. 175.

THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LUCK AVENUE AS N-00-00-00-E AS DESCRIBED IN DEED VOLUME 1542, PG. 175

APPROVED FOR CLOSURE

TJF 5-18-2005

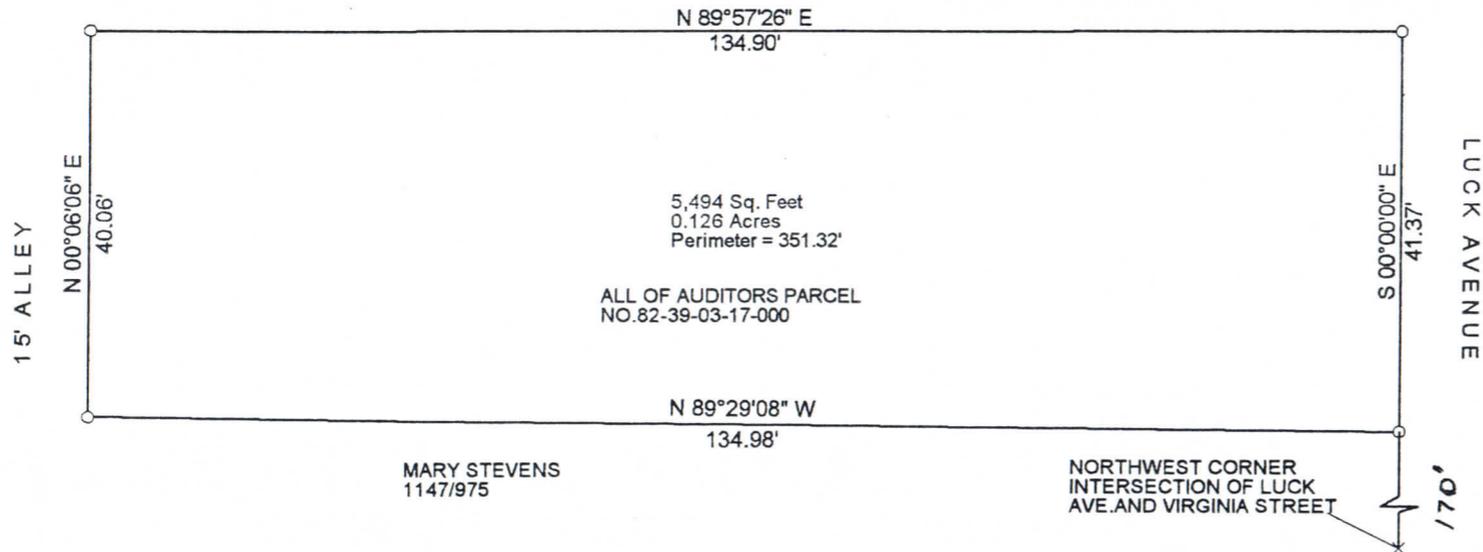
EXEMPT FROM PLANNING COMMISSION

TJF 5-18-2005

0 10 20
SCALE: 1"=20'



RALPH MOCK JR.
1794/395



LEGEND: IRON PIN FOUND ○
POINT ×



THIS PLAT AND ACCOMPANYING DESCRIPTION WERE PREPARED ON MAY 2ND 2005, BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222, BASED ON AN ACTUAL SURVEY AND IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS, RECORDED OR IMPLIED.

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TERRY J. FINLEY P.S.

TERRY J. FINLEY SURVEYING AND MAPPING		
155 MOCKINGBIRD HILL		
ZANESVILLE, OHIO 43701		
DATE: 5/2/2005	SCALE: 1" = 20'	DRAWN BY: TJF