

85-04-01-23.000

Re-Survey of Warren D. Fluharty Lands, on Linden Avenue, Zanesville, Ohio

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Lot 54, of Park Place, (Pl. Bk. 2, Pg. 37), and being all the lands presently owned by Warren D. Fluharty as per Official Record 2048, Page 220, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an iron pipe found on the northeast corner of Lot 54, of Park Place, (Pl. Bk. 2, Pg. 37);

Thence along the west line of an alley, South 28 degrees 01 minutes 05 seconds West, 25.01 feet to an iron pipe found, on the north line of lands presently owned by Smiling Goat Properties, Ltd., (OR 2609-22);

Thence along the north lines of said Smiling Goat lands, the following three courses:

- 1.) North 62 degrees 06 minutes 43 seconds West, 20.05 feet to an iron pipe found;
- 2.) North 26 degrees 26 minutes 05 seconds East, 2.92 feet to an iron pipe found;
- 3.) North 62 degrees 04 minutes 14 seconds West, 99.87 feet to a 1/2 inch drill hole made in the sidewalk, on the east right of way of Linden Avenue, from which an iron pin found bears South 38 degrees 42 minutes 57 seconds East, 4.42 feet;

Thence along the east line of Linden Avenue, North 28 degrees 01 minutes 05 seconds East, 22.00 feet to an iron pin set on the south line of Sheridan Street;

Thence along the south line of said Sheridan Street, South 62 degrees 07 minutes 32 seconds East, 120.00 feet to the principal place of beginning, containing 0.062 acres, more or less, and being all of Auditor's Parcel Number 85-04-01-23-000.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per G.P.S. observations.

This description is written based on a field survey completed October 15, 2020 by Jack D. Newcome, Reg. No. 7321.

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NOT RECORDABLE

Jack D. Newcome, Reg. No. 7321



10-14-20

Date

DESCRIPTION

APPROVED

By: 10/15/2020