

85-178407

1846 DRESDEN RD

**DESCRIPTION OF A 0.133 ACRE TRACT
LYING EAST OF DRESDEN ROAD
AND NORTH OF CLYDE COURT
CITY OF ZANESVILLE**

Situate in the State of Ohio, County of Muskingum, City of Zanesville, being part of Lot 10 of REASONER'S SUBDIVISION, of record in Plat Book 5, Page 89 and part of the original Clyde Court, the same being all of the First and Second Parcels (Parcel No. 85170407000) conveyed to the Credit Bureau of Newark, Inc., of record in Deed Book 630, Page 144, all records of the Recorder's Office, Muskingum County, Ohio and being bounded and more particularly described as follows:

Beginning at a Mag Nail set at the intersection of the easterly line of Dresden Road (60.00 feet in width) and the northerly line of said Clyde Court (width varies) at the southwesterly corner of said Lot 10;

Thence North 32° 03' 00" East, a distance of 47.34 feet, along the easterly line of said Dresden Road and the westerly line of said Lot 10, to a Mag Nail set in the southerly line of a 12 feet-wide alley at the northwesterly corner of said Lot 10;

Thence South 86° 21' 00" East, a distance of 120.28 feet, along the northerly line of said Lot 10 and the southerly line of said alley, to an Mag Nail set in the northerly common corner of said Lot 10 and Lot 11 of said REASONER'S SUBDIVISION, the same being the northwesterly corner of a 0.104 acre tract conveyed to Dave Stahl, of record in Deed Book 1872, Page 230;

Thence South 16° 26' 09" West, a distance of 63.18 feet, across said Lot 10 and said original Clyde Court and the westerly line of said 0.104 acre tract, to a 1/2" iron pin found in the northerly line of relocated Clyde Court at the southwesterly corner of said 0.104 acre tract;

Thence North 59° 38' 45" West, a distance of 41.22 feet, along the northerly line of relocated Clyde Court, to a Mag Nail set at an angle point in the southerly line of said Lot 10 and the original north line of said Clyde Court;

Thence North 85° 27' 00" West, a distance of 92.00 feet, along the northerly line of said Clyde Court and the southerly line of said Lot 10, to the **Point of Beginning**, containing 0.133 acres, more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings in the above description are based on the bearing of North 32° 03' 00" East for the easterly line of Dresden Road, of record in Plat Book 5, Page 89, Recorder's Office, Muskingum County, Ohio.

The above description is based on an actual field survey in May of 2008.

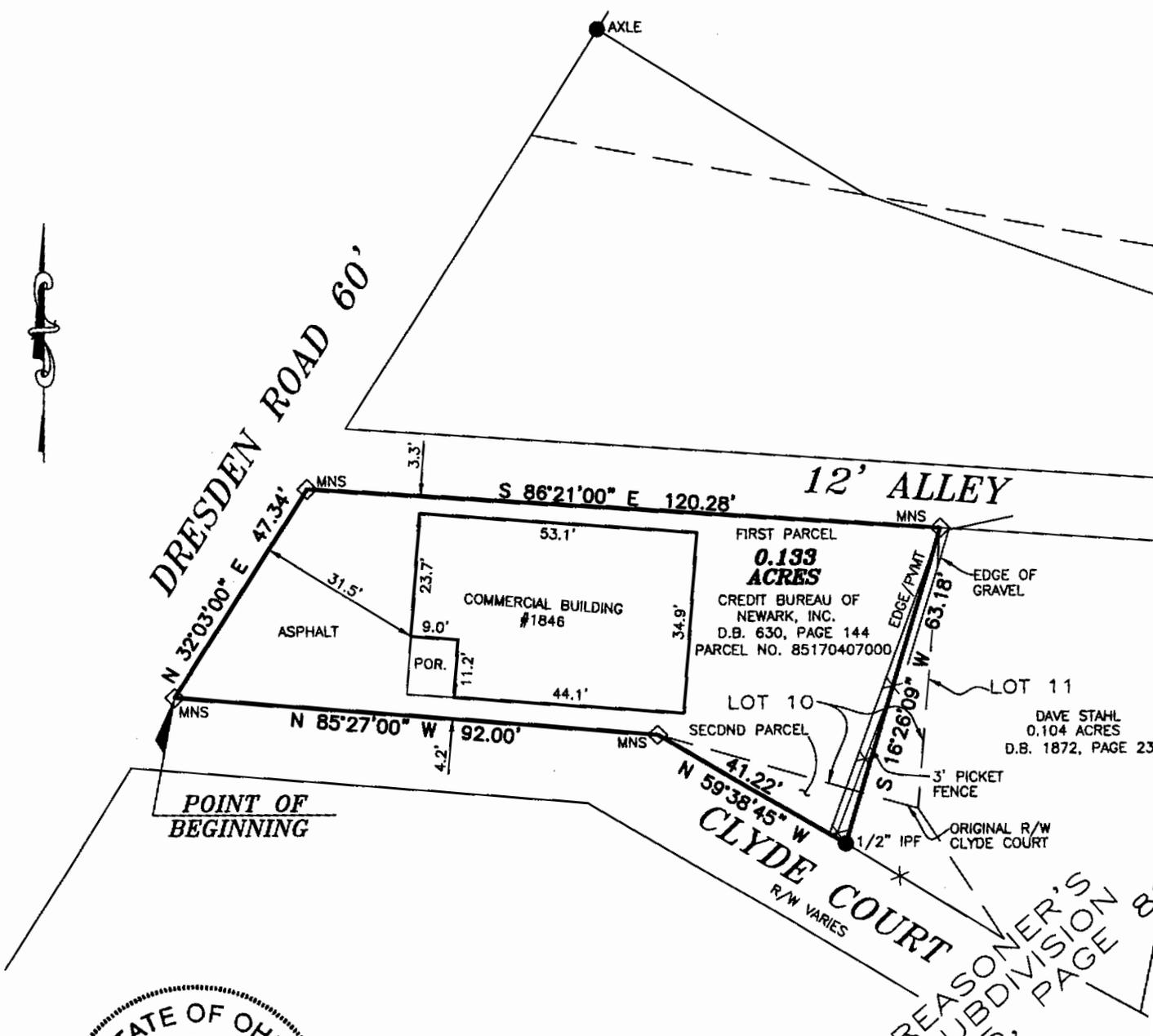


LANDMARK SURVEY GROUP, INC.

**OFFICE COPY
NOT RECORDABLE**
Scott D. Grundei 6/11/08
Date
Scott D. Grundei, P.S.
Registered Surveyor No. 8047

DESCRIPTION
APPROVED
By *[Signature]* 6/12/2008

- IPF IRON PIN FOUND
- ◇ MNS MAG NAIL SET
- AXLE AXLE FOUND



DESCRIPTION APPROVED
By: *[Signature]* 6/12/2008

BOUNDARY SURVEY OF
0.133 ACRES
LYING IN

PART LOT 10 & PART CLYDE COURT
REASONER'S SUBDIVISION
PLAT BOOK 5, PAGE 89
CITY OF ZANESVILLE, COUNTY OF MUSKINGUM
STATE OF OHIO

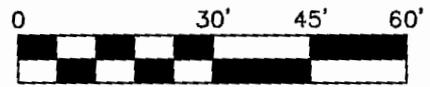
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 32°03'00" E FOR THE EASTERLY LINE OF DRESDEN ROAD, OF RECORD IN D.B. 1113, PAGE 188, RECORDER'S OFFICE, MUSKINGUM COUNTY, OHIO.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN MAY OF 2008 MADE UNDER MY SUPERVISION AND THAT I AM PROVIDING THE INFORMATION, COURSES AND DISTANCES AS SHOWN ABOVE TO THE BEST OF MY KNOWLEDGE.



SCALE IN FEET
SCALE: 1"=30'

LS GI LANDMARK SURVEY GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43
PHONE: (614) 485-9000 FAX: (614) 485-

REVISED: 6/11/08
DATE: 5/29/08

FILE NO.

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE

OFFICE COPY NOT RECORDABLE
Scott D. Grundei 6/11/08

I, Charles W. Price, Jr., P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation in July, 2011. The results of that survey are contained herein.

The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates system, NAD 83, South Zone.

As a part of this project I have reestablished the locations of the existing property lines and centerline of existing Right of Way for property takes contained herein.

As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein.

As a part of this work I have set monuments at the proposed property corners, and other points shown herein.

The iron pins and caps will be 3/4" x 30" rebar with aluminum cap stamped "Odot R/W District 5". All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "A Minimum Standards for Boundary Surveys in the State of Ohio" unless so noted.

The words I and my as used herein are to mean that either myself or someone working under my direct supervision.

PLAT OF SURVEY

COMMENCEMENT POINTS

AXLE FOUND NORTHERLY CORNER LOT 1
EYCLID HEIGHTS (P.B. 5, PG. 41)
THENCE, S 30°19'39" W 327.85' (13-WDV)
THENCE, S 30°17'15" W 167.16' (14-WDV)
THENCE, S 27°38'50" W 101.67' (15-WDV)

THE LANDS HEREIN DESCRIBED ARE SITUATED IN STATE OF OHIO, CITY OF ZANESVILLE, QUARTER TOWNSHIP. 4, RANGE 7 WEST, TOWNSHIP 1 NORTH, UNITED STATES MILITARY LANDS.

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY AND ARE FROM THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, N.A.D. 83 AS ESTABLISHED BY GPS MEASUREMENTS IN 2010.

RELOCATED DRESDEN RD.
CURVE DATA
P.I. = Sta. 1+25.64
D = 62° 06' 48" (LT)
Dc = 27° 27' 43"
R = 208.64'
T = 125.64'
L = 226.18'
E = 34.91'

NICKOLAS VLAHOS
85-17-03-12-000
DV 1155 PG. 521

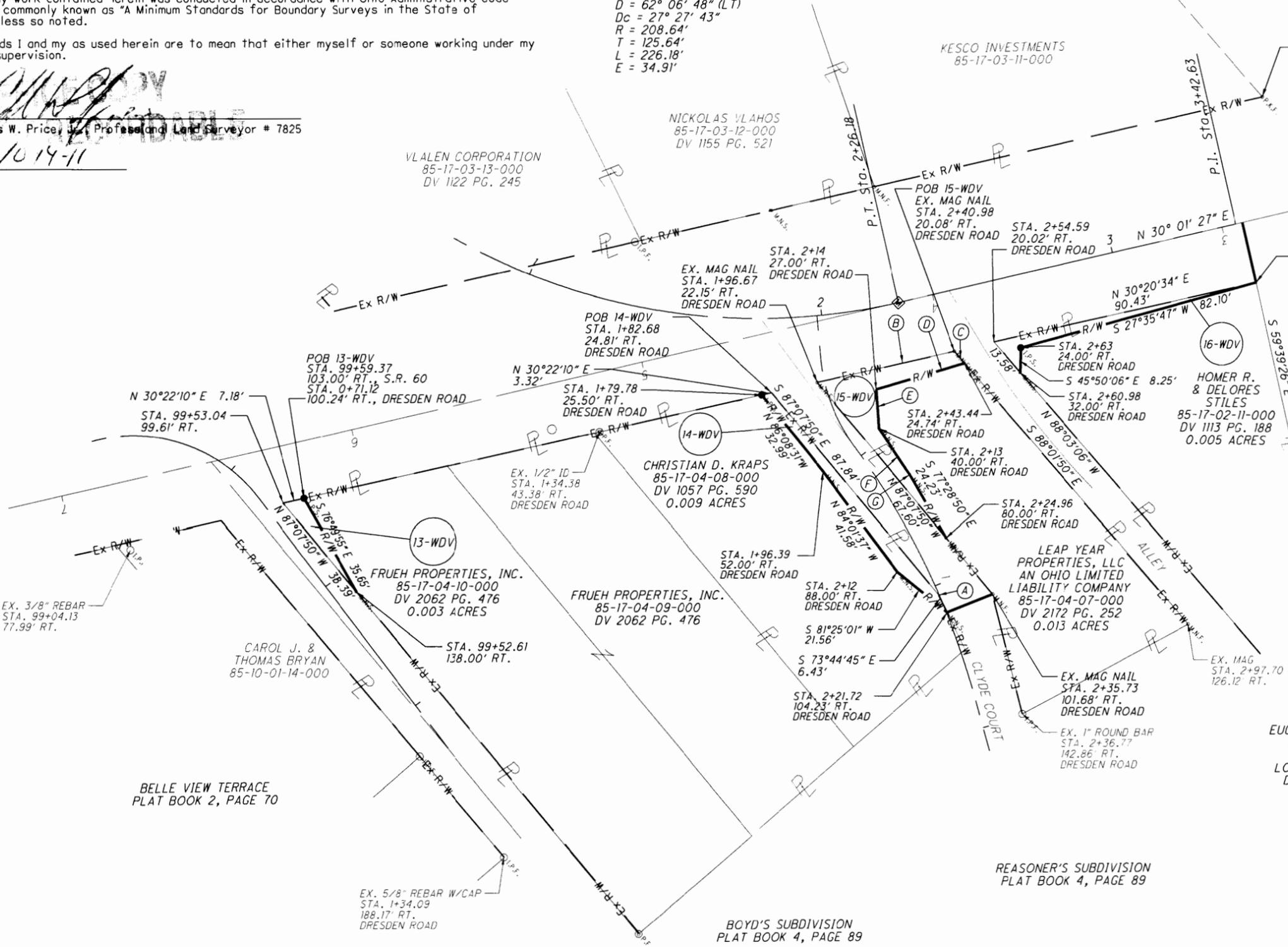
VLALEN CORPORATION
85-17-03-13-000
DV 1122 PG. 245

KESCO INVESTMENTS
85-17-03-11-000

PK NAIL FOUND
NE CORNER LOT 1 TERRACE
POINT ADDITION (P.B. 4, PG. 124)
STA. 3+60.75
39.27' LT., DRESDEN ROAD

Charles W. Price, Jr. Professional Land Surveyor # 7825

Date: 10-14-11



(A)	STA. 2+20.58 98.02' RT., DRESDEN ROAD
(B)	N 30°18'04" E 47.34'
(C)	S 87°44'20" E 5.27'
(D)	S 26°35'31" W 31.06'
(E)	S 51°24'06" E 13.06'
(F)	S 81°07'16" E 18.63'
(G)	STA. 2+19.13 57.04' RT., DRESDEN ROAD

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED

EUCLID HEIGHTS SUBDIVISION
PLAT BOOK 5, PAGE 41
AND PART OF
LOT 4 BOYD'S SUBDIVISION
DEED BOOK K, PAGE 308

REASONER'S SUBDIVISION
PLAT BOOK 4, PAGE 89

BOYD'S SUBDIVISION
PLAT BOOK 4, PAGE 89

SURVEYORS SEAL

STATE OF OHIO

CHARLES W. PRICE, JR.

S-7825

REGISTERED SURVEYOR

SIGNED: _____

DATE: 10-14-11

PLAT FOR 13-WDV, 14-WDV, 15-WDV & 16-WDV

MUS-60-18.35

0 CALCULATED
10 HORIZONTAL SCALE IN FEET
C.S. CHECKED
C.P.

P:\MUS\83002\DESIGN\RIGHT_OF_WAY\PLAN_SHEETS\83002_13-WDV,14-WDV,15-WDV,16-WDV.dgn 09/21/11