

86-14-0417-000

Re-Survey of Jeri Ann Ballard Lands at 1008 Leonard Avenue, Zanesville, Ohio

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being all of Lots 83, and 84, and part of Lot 85, of Avalon Heights Subdivision found in Plat Book 4, Page 58, of the county records, and being all the lands presently owned by Jeri Ann Ballard as per Official Record 2813, Page 782, and being more particularly described as follows:

Beginning for reference at an iron pipe found on the Northwest Corner of Lot 88, of Avalon Heights Subdivision, (Pl. Bk. 4, Page 58);

Thence along the south line of Leonard Avenue, South 88 degrees 09 minutes 32 seconds East, 138.73 feet to a point on the principal place of beginning, from which an iron pipe found bears North 50 degrees 12 minutes 54 seconds East, 0.72 feet, and an axle found bears North 40 degrees 46 minutes 17 seconds East, 0.95 feet;

Thence continuing along the south line of said Leonard Avenue, South 88 degrees 09 minutes 31 seconds East, 94.95 feet to a point on the northeast corner of Lot 83, and the northwest corner of Long Street, from which an iron pipe found bears North 77 degrees 32 minutes 06 seconds East, 0.39 feet;

Thence along the west line of Long Street, and the east line of Lot 83, South 02 degrees 00 minutes 03 seconds West, 122.02 feet to a point on the southeast corner of Lot 83, and the north line of an alley, from which an iron pipe found bears North 26 degrees 43 minutes 07 seconds West, 0.33 feet;

Thence along the north line of said alley, North 88 degrees 09 minutes 32 seconds West, 94.97 feet to a point on the southeast corner of lands presently owned by Joyce Sasser, (OR 2037-51);

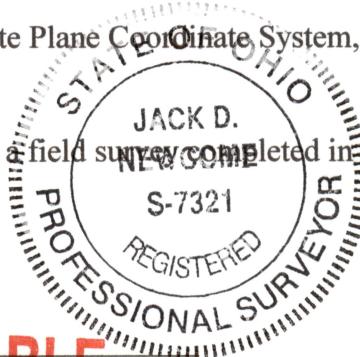
Thence along the east line of said Sasser lands, North 02 degrees 00 minutes 36 seconds East, 122.02 feet to the principal place of beginning, passing an iron pipe found at 0.60 feet, containing 0.27 acres, more or less, and being all of Auditor's Parcel Numbers 86-14-04-17-000 (+/- 0.21 Ac.), and 86-14-04-18-000 (+/- 0.06 Ac.)

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 GPS observations.

This description is written based on a field survey completed in July 23, 2019 by Jack D. Newcome, Reg. No. 7321.



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NOT RECORDABLE

Jack D. Newcome, Reg. No. 7321

7-24-19

Date

DESCRIPTION

APPROVED

By: A. F. H. 9th 19