

TRACT 142 62-29-03-01  
1719 DEARBORN ST

SURVEY DESCRIPTION FOR ADDITIONAL ACREAGE TO  
PARCEL NO. 62-62-29-03-01-000 DUE TO VACATION/DEDICATION PLAT

Situated in the State of Ohio, County of Muskingum, Township of Springfield, bounded and described as follows:

TRACT ONE: Being a part of Section 11, Township 16 North, Range 14 West; beginning at the southeast corner of the William Shinnick Property as the same is designated and delineated on Muskingum County Plat Book 4, Page 80;

THENCE North 84 degrees 14 minutes 11 seconds West for a distance of 284.86 feet to an iron pin set, from which an iron pin found bears North 84 degrees 14 minutes 11 seconds West for a distance of 7.31 feet;

THENCE on a curve to the right having a radius of 28.75 feet, a central angle of 28 degrees 31 minutes 04 seconds and a chord bearing North 69 degrees 58 minutes 39 seconds East for a distance of 14.16 feet to an iron pin set;

THENCE North 55 degrees 43 minutes 07 seconds West for a distance of 86.59 feet to an iron pin set;

THENCE along a curve to the left having a radius of 525.00 feet, a central angle of 10 degrees 12 minutes 38 seconds and a chord bearing North 60 degrees 49 minutes 26 seconds West for a distance of 93.44 feet to an iron pin set;

THENCE North 65 degrees 55 minutes 45 seconds West for a distance of 157.03 feet to an iron pin set;

THENCE North 71 degrees 32 minutes 37 seconds East for a distance of 322.56 feet to an iron pin set;

THENCE North 10 degrees 14 minutes 31 seconds West for a distance of 180.21 feet to an iron pin set;

THENCE North 79 degrees 21 minutes 39 seconds East for a distance of 175.51 feet to an iron pin set;

THENCE South 16 degrees 15 minutes 00 seconds East for a distance of 524.64 feet to the place of beginning, containing 3.28 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

TRACT TWO: Being a part of Section 11, Township 16 North, Range 14 West; beginning at the northwest corner of Lot 138 of Map of Owens Addition to Zanesville, Ohio as the same is designated and delineated on Muskingum County Plat Book 2, Page 112;

PARCEL NO. 62-62-29-03-01-000

PAGE 2

THENCE South 82 degrees 10 minutes 46 seconds West 6.78 feet to a point and the principal place of beginning,

THENCE South 68 degrees 53 minutes 07 seconds East for a distance of 279.10 feet to an iron pin set;

THENCE South 65 degrees 55 minutes 45 seconds East for a distance of 229.04 feet to a point;

THENCE South 85 degrees 32 minutes 01 seconds West for a distance of 227.70 feet to a point;

THENCE North 52 degrees 12 minutes 55 seconds West for a distance of 3.75 feet to an iron pin found;

THENCE North 52 degrees 12 minutes 55 seconds West for a distance of 335.93 feet to an iron pin found;

THENCE North 82 degrees 10 minutes 46 seconds East for a distance of 26.23 feet to the place of beginning, containing 0.71 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings are based on the west line of the Zanesville Terminal Railroad as being North 16 degrees 15 minutes West as depicted on the Map of Owens Addition to Zanesville, Ohio, Plat Book 2, Page 112 of Muskingum County.

This description is written based on a survey completed September 26, 1996 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY  
NOT RECORDABLE**

Jack D. Newcome  
Reg. No. 7321

01/31/97

Date

PARCEL NO.

All of: 62-62-29-03-01-000 (3.99 ac.)

All done  
OK  
need to correct  
Type

SURVEY DESCRIPTION FOR ADDITIONAL ACREAGE TO  
PARCEL NO. 62-62-29-02-54-000 DUE TO VACATION/DEDICATION PLAT

Situated in the State of Ohio, County of Muskingum, Township of Springfield, bounded and described as follows:

Being a part of Section 11, Township 16 North, Range 14 West and being more particularly described as follows:

PARCEL ONE: Beginning for reference at the Northwest corner of Lot 138 of the Map of Owens Addition to Zanesville, Ohio as the same is designated and delineated on Muskingum County Plat Book 2, Page 112;

THENCE South 82 degrees <sup>10</sup>~~36~~ minutes <sup>46</sup>~~10~~ seconds West for a distance of 6.78 feet to a point;

*10 46 PATH HAS THEIR REVERSED*

THENCE South 68 degrees 53 minutes 07 seconds East for a distance of 279.10 feet to an iron pin set;

THENCE South 65 degrees 55 minutes 45 seconds East for a distance of 229.04 feet to a point and the principal place of beginning;

THENCE South 65 degrees 55 minutes 45 seconds East for a distance of 26.52 feet to an iron pin set;

THENCE along a curve to the right having a radius of 475.00 feet, a central angle of 02 degrees 58 minutes 11 seconds and a chord bearing South 64 degrees 26 minutes 25 seconds East for a distance of 24.69 feet to an iron pin found;

THENCE South 85 degrees 32 minutes 01 seconds West for a distance of 282.01 feet to a mine spike found;

THENCE North 52 degrees 12 minutes 55 seconds West for a distance of 13.45 feet to an iron pin found;

THENCE North 37 degrees 47 minutes 05 seconds East for a distance of 25.00 feet to an iron pin found;

THENCE South 52 degrees 12 minutes 55 seconds East for a distance of 3.75 feet to a point;

THENCE North 85 degrees 32 minutes 01 seconds East for a distance of 227.70 feet to the principal place of beginning; containing 0.15 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

PARCEL NO. 62-62-29-02-54-000

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PARCEL TWO: Beginning for reference at the Northwest corner of Lot 138 of the Map of Owens Addition to Zanesville, Ohio as the same is designated and delineated on Muskingum County Plat Book 2, Page 112;

*PUT THESE REVERSED*

THENCE South 82 degrees (46) minutes (10) seconds West for a distance of 6.78 feet to a point;

THENCE South 68 degrees 53 minutes 07 seconds East for a distance of 279.10 feet to an iron pin set;

THENCE South 65 degrees 55 minutes 45 seconds East for a distance of 255.56 feet to an iron pin set;

THENCE along a curve to the right having a radius of 475.00 feet, a central angle of 02 degrees 58 minutes 11 seconds and a chord bearing South 64 degrees 26 minutes 25 seconds East for a distance of 24.69 feet to an iron pin found;

THENCE along a curve to the right having a radius of 475.00 feet, a central angle of 07 degrees 13 minutes 57 seconds and a chord bearing South 59 degrees 20 minutes 06 seconds East for a distance of 59.92 feet to an iron pin set;

THENCE South 55 degrees 43 minutes 07 seconds East for a distance of 86.59 feet to a magnetic nail set;

THENCE along a curve to the left having a radius of 78.75 feet, a central angle of 04 degrees 15 minutes 21 seconds and a chord bearing South 57 degrees 50 minutes 45 seconds East for a distance of 5.85 feet to a point and the principal place of beginning;

THENCE along a curve to the left having a radius of 78.75 feet, a central angle of 24 degrees 15 minutes 47 seconds and a chord bearing South 72 degrees 06 minutes 19 seconds East for a distance of 33.10 feet to a drill hole in an existing concrete curb;

THENCE North 84 degrees 14 minutes 11 seconds West for a distance of 29.03 feet to a railroad spike set;

THENCE along a curve to the left having a radius of 130.50 feet, a central angle of 03 degrees 23 minutes 09 seconds and a chord bearing North 19 degrees 47 minutes 56 seconds West for a distance of 7.71 feet to a point and the principal place of beginning, containing 61.79 square feet, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

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PAGE 3

Bearings are based on the west line of the Zanesville Terminal Railroad as being North 16 degrees 15 minutes West as depicted on the Map of Owens Addition to Zanesville, Ohio, Plat Book 2, Page 112 of Muskingum County.

This description is written based on a survey completed September 26, 1996 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY  
NOT RECORDABLE**

\_\_\_\_\_  
Jack D. Newcome  
Reg. No. 7321

02/03/97  
Date

PARCEL NO.  
Part of: 62-62-29-02-54-000 (0.15 ac.)

# PROPERTY SURVEY PLAT

in the Owens Addition  
City of Zanesville

Point of Beginning for  
Tract 2, Parcels 1 & 2  
Iron Pipe Found

Northwest Corner of  
Lot No. 138 of the  
"Map of Owens  
Addition to Zanesville  
Ohio", PB 2, Pg. 112,  
Musk. Co. Records

2 of the  
desc.  
have  
these  
reverted

Rodger W. & Patricia West  
Vol. 1102, Pg. 338

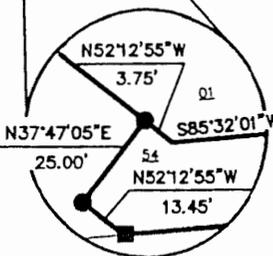
## LEGEND

- Iron Pin Set, 5/8" Rebar  
30" Long with Plastic ID Cap
- Iron Pin Found
- Axle Found
- Mag Nail Set
- Iron Pipe Found
- ▲ Railroad Spike Set
- Mine Spike Found

LOT #	Name of Adjoiner	Deed Reference
145	Rodger W. & Patricia West	Vol. 1102, Pg. 338
146	Louis J. Ryan	Vol. 1086, Pg. 505
148	Rodger W. & Patricia West	Vol. 1088, Pg. 92
149	Helen R. Cunningham	Vol. 569, Pg. 265
152	Clara M. Ross & Jerry W. Rardon	Vol. 1102, Pg. 338
155	Rocky L. Lewis	Vol. 1071, Pg. 644
156	Vicki Jo Nichols	Vol. 1050, Pg. 588
157	Jackie Morosko	Vol. 988, Pg. 149
159	Wanda Joyce Clark	Vol. 651, Pg. 294

02

Rodger West  
DR 1088-92



C4 = Δ = 02°58'11"  
R = 475.00'  
T = 12.35'  
L = 24.69'  
Chd. = 24.69'  
Brg. = S64°28'25"E

C5 = Δ = 07°13'57"  
R = 475.00'  
T = 30.02'  
L = 59.96'  
Chd. = 59.92'  
Brg. = S59°20'06"E

C1 = Δ = 28°31'15"  
R = 28.75'  
T = 7.31'  
L = 14.31'  
Chd. = 14.16'  
Brg. = N69°58'39"W

C2 = Δ = 10°12'38"  
R = 525.00'  
T = 46.90'  
L = 93.56'  
Chd. = 93.44'  
Brg. = N80°49'26"W

C3 = Δ = 17°42'23"  
R = 180.50'  
T = 28.11'  
L = 55.78'  
Chd. = 55.56'  
Brg. = S20°05'10"E

C6 = Δ = 04°15'21"  
R = 78.75'  
T = 2.93'  
L = 5.85'  
Chd. = 5.85'  
Brg. = S57°50'45"E

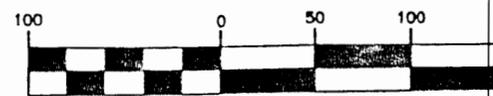
C7 = Δ = 24°15'47"  
R = 78.75'  
T = 16.93'  
L = 33.35'  
Chd. = 33.10'  
Brg. = S72°08'19"E

C8 = Δ = 03°23'09"  
R = 130.50'  
T = 3.86'  
L = 7.71'  
Chd. = 7.71'  
Brg. = N19°47'56"W

## PARCEL NO. S

All of: 62-62-29-03-01 (±3.5)  
Part of: 62-62-29-02-54 (±3.5)

## GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

Hartstone, Inc.  
Vol. 851, Pg. 24  
±3.28 Acres

TRACT ONE

Hartstone, Inc.  
Vol. 851, Pg. 24  
±0.71 Acres  
TRACT TWO

Parcel One  
±0.15 Ac.

S.L. & P.R. Hart  
DR 1032-25  
±0.15 Acres Total

Parcel Two  
±61.79 S.F.

New Building  
Old Building

National Plumbing  
DR 347-390

03

01

LINDEN AVENUE  
R/W 50'

OWENS STREET  
R/W 50'

DEARBORN STREET  
R/W 50'

SELMA STREET  
R/W as per Plat

R/W as per Field

N77°46'39"E 25.02'

N72°52'19"E 148.00'

16.47'

N78°21'39"E 175.51'

(Dedicated P.B. Pg.)

N101°43'31"W 180.21'

196.68'

322.58'

N71°32'37"E 157.03'

N65°55'45"W 157.03'

228.04'

255.56'

227.70'

S85°32'01"W 282.01'

S85°32'01"W 26.52'

N85°32'01"E 2.13'

N55°43'07"W 86.59'

N84°14'11"W 7.31'

N84°14'11"W 284.86'

N84°14'11"W 24.22'

N84°14'11"W 24.22'

S69°54'50"W 25.00'

Drill hole in Conc. Curb

N84°14'11"W 24.22'

N84°14'11"W 24.22'

N84°14'11"W 29.03'

N84°14'11"W 24.22'

N84°14'11"W 24.22'