

DEED DESCRIPTION

0.51 ACRE [22,215.98 sq. ft.]

JAMES H. and RUTH THOMPSON PROPERTY [ENTIRE]

AUDITOR'S PARCEL # 8081400213000 [ENTIRE]

AUDITOR'S PARCEL # 8081400210000 [ENTIRE]

BEING A PART OF THE NORTHWEST QUARTER OF SECTION #6, TOWNSHIP 12 NORTH, RANGE 13 WEST, IN THE CITY OF ZANESVILLE, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING THE PROPERTY OF JAMES H. and RUTH THOMPSON OF DEED BOOK 810, PAGE 318 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A POINT MARKING THE INTERSECTION OF THE EAST LINE OF, 49.50 FEET WIDE, WAYNE AVENUE AND THE NORTH LINE OF SECTION #6 { SAID "REFERENCE BEGINNING" WAS ESTABLISHED BY A SURVEY MADE BY RAYMOND M. ROBERTS, OHIO REGISTERED SURVEYOR # 5803, ON JUNE 28, 1979 };

THENCE, LEAVING THE NORTH LINE OF SECTION # 6, S 4°00' 17" W 133.28 FEET, IN THE EAST LINE OF SAID "WAYNE AVENUE", TO AN IRON PIN SET IN THE SOUTHWEST CORNER OF THE PROPERTY OF EDMOND J. ROMINE, TRUSTEE, OF OFFICIAL RECORD BOOK 1894, PAGE 853 AND THE PRINCIPAL PLACE OF BEGINNING OF THIS 0.51 ACRE PARCEL TO BE DESCRIBED;

[THE FOLLOWING 0.51 ACRE PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH and EAST BY THE AFORESAID "EDMOND J. ROMINE, TRUSTEE", PROPERTY , BOUNDED ON THE SOUTH BY THE PROPERTY OF EDWARD G. CHRISTMAN, Jr. OF DEED BOOK 572, PAGE 563 AND IS BOUNDED ON THE WEST BY THE EAST LINE OF, 49.5 FEET WIDE, "WAYNE AVENUE", ALL OF THE MUSKINGUM COUNTY RECORDER]

THENCE, FROM THE "PRINCIPAL PLACE OF BEGINNING" AND LEAVING "WAYNE AVENUE", S 81° 53' 26" E 298.48 FEET [deed distance = 297.43² feet], IN THE AFORESAID "ROMINE" BOUNDARY, TO AN IRON PIN SET [SAID "IRON PIN SET" BEARS S 8° 19' 42" W 25.16 FEET FROM AN EXISTING, REFERENCE, IRON PIN];

THENCE S 8° 19' 42" W 75.48 FEET [deed distance = 75.00 feet], IN THE AFORESAID "ROMINE" BOUNDARY, TO AN EXISTING IRON PIN IN THE NORTH BOUNDARY OF THE AFORESAID "CHRISTMAN" PROPERTY, PASSING AN EXISTING IRON PIN AT 25.32 FEET;

THENCE, LEAVING SAID "ROMINE" PROPERTY, N 81° 45' 32" W 292.83 FEET [deed distance = 294.66 feet], IN THE NORTH BOUNDARY OF SAID "CHRISTMAN" PROPERTY, TO AN IRON PIN SET IN THE "EAST LINE" OF "WAYNE AVENUE" [SAID IRON PIN SET MARKS THE NORTHWEST CORNER OF SAID "CHRISTMAN" PROPERTY];

THENCE, LEAVING SAID "CHRISTMAN" PROPERTY, N 4° 00' 17" E 75.00 FEET, IN THE "EAST LINE" OF WAYNE AVENUE", TO AN "IRON PIN SET" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS 0.51 ACRE PARCEL, PASSING AN EXISTING IRON PIN AT 49.98 FEET.

THE TRACT AS DESCRIBED CONTAINS 0.51 ACRES or 22,215.98 sq. ft. MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE EAST LINE OF WAYNE AVENUE AS BEING N 4° 00' 17" E ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON AUGUST 25, 2006. SEE THE PLAT ATTACHED.

THE RIGHT OF WAY WIDTH OF WAYNE AVENUE IS 49.50 FEET.

STATE OF OHIO
A & E SURVEYING
P. O. BOX 420
SHERIDAN, OHIO 43783
PHONE (614) 243-2432 FAX (614) 243-2660
WAYNE PLAT # 11/1/2006
OHIO P.S.# 7251
DATE: AUGUST 25, 2006
NOT RECORDED

APPROVED FOR CLOSURE

A. H. B. 11/1/2006

EXEMPT FROM
PLANNING COMMISSION

A. H. B. 11/1/2006

