

Corrective Re-Survey of Tessa Thomas Lands, formerly Mary Suzanne Greten Lands at 401 Wayne Avenue, Zanesville, Ohio

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Section 5, Township 12, Range 13, Congress Lands East of the Scioto River, and being part of the lands presently owned by Tessa Thomas as per Official Record 2780, page 158, and being more particularly described as follows:

Beginning for reference at an iron pin set at the Southeast corner of Lot 1, of Brendel's Subdivision, (Plat Book 4, Page 122);

Thence along the south line of Lot 1, South 79 degrees 48 minutes 40 seconds West, 125.01 feet to an iron pin found, on the east line of a twelve feet wide private alley;

Thence along the west line of Lot 1, and the east line of the private alley, North 08 degrees 51 minutes 47 seconds West, 30.00 feet to a point on the northwest corner of Lot 1, and the principal place of beginning;

Thence continuing along the east line of said alley, North 08 degrees 51 minutes 47 seconds West, 27.18 feet to a three inch diameter pipe filled with concrete, on the south line of a fourteen feet wide private alley;

Thence along the south line of said alley, North 89 degrees 24 minutes 28 seconds East, 125.00 feet to an iron pin found, on the west line of Wayne Avenue;

Thence along the west line of Wayne Avenue, South 10 degrees 53 minutes 05 seconds East, 6.33 feet to a point on the northeast corner of Lot 1;

Thence along the north line of Lot 1, South 79 degrees 48 minutes 30 seconds West, 123.95 feet to the principal place of beginning, containing 0.05 acres, more or less, and being all of Auditor's Parcel Number 81-50-98-01-000.

Also another parcel of land as described in Official Record 2780, Page 158, and being more particularly described as follows;

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Section 5, Township 12, Range 13, Congress Lands East of the Scioto River, and being part of the lands presently owned by Tessa Thomas as per Official Record 2780, page 158, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Southeast corner of Lot 1, of Brendel's Subdivision, (Plat Book 4, Page 122);

Thence along the south line of Lot 1, South 79 degrees 48 minutes 40 seconds West, 125.01 feet to an iron pin set, on the east line of a twelve feet wide private alley;

Thence along the west line of Lot 1, and the east line of the private alley, North 08 degrees 51 minutes 47 seconds West, 57.18 feet to a three inch diameter pipe filled with concrete, on the south line of a fourteen feet wide private alley;

Thence across said alley, North 45 degrees 49 minutes 11 seconds West, 19.97 feet to an iron pin found, on the northwest corner of said private alley, and the principal place of beginning;

Thence along the west line of said alley, South 08 degrees 52 minutes 00 seconds East, 103.39 feet to an iron pin set, on the northeast corner of lands presently owned by Douglas E. and Kathy

S. Wayne,(DR 1146-216);

Thence along the north line of said Wayne lands, South 80 degrees 01 minutes 40 seconds West, 52.45 feet to an iron pin set, on the east line of lands presently owned by the State of Ohio, (DR 482-448);

Thence along the east lines of said State lands, the following two courses:

- 1.) North 09 degrees 49 minutes 21 seconds West, 92.56 feet to an iron pin found;
- 2.) North 22 degrees 36 minutes 00 seconds West, 21.06 feet to an iron pin found, on the southwest corner of lands presently owned by Deidre McWhorter, (OR 2312-268);

Thence along the south line of said McWhorter lands, North 89 degrees 26 minutes 02 seconds East, 59.60 feet,(passing an iron pin found at 53.55 feet), to the principal place of beginning, containing 0.13 acres, more or less, and being all of Auditor's Parcel Number 81-50-98-02-000.

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 GPS observations.

This description is written based on a field survey completed July 8, 2025 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
Jack D. Newcome
NOT RECORDABLE
Jack D. Newcome Reg. No. 7321



7-8-25
Date

DESCRIPTION

APPROVED

By: P.M. Barnhard
7-22-2025

Corrective Survey of Tessa Thomas Lands, formerly Greten Lands

SITUATED IN:

State of Ohio, County of Muskingum, City of Zanesville, and being part of Section 5, Township 12, Range 13, Congress Lands East of the Scioto River

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations. All distances shown are grid distances.

LEGEND

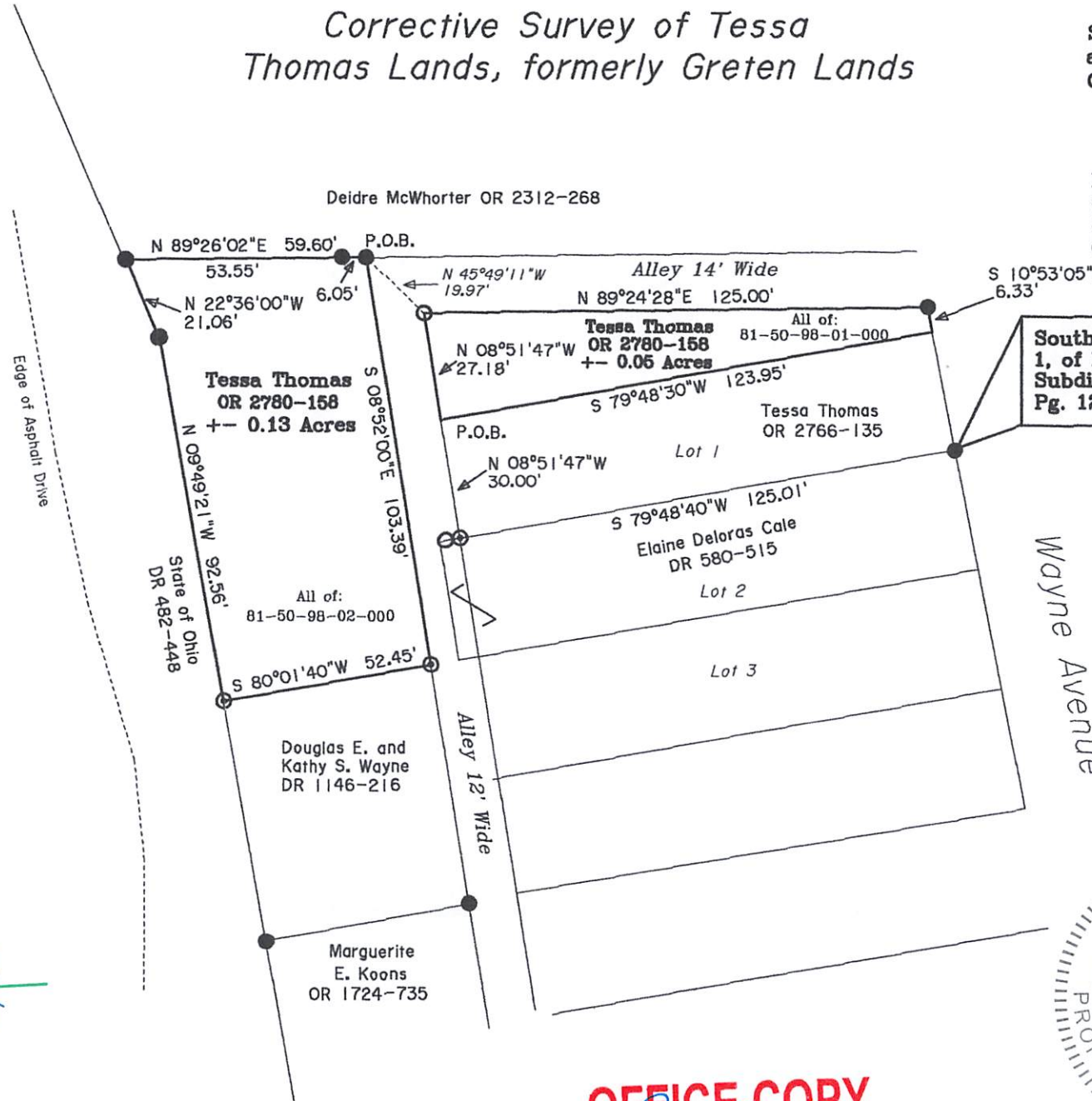
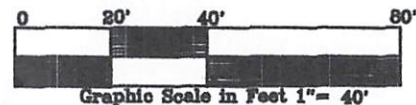
- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊞ Monument Found

DESCRIPTION

APPROVED

By: D.A. Barnhardt

7-22-2025

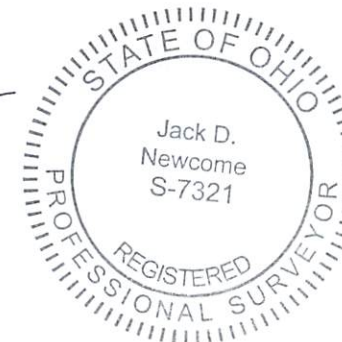


PARCEL NO.S

All of: 81-50-98-01-000 ± 0.05 Acres
All of: 81-50-98-02-000 ± 0.13 Acres

REFERENCES

OR 2766-135
DR 526-776
Pl.Bk.4, Pg.122
1935 Canal Lock and Dam No. 10, Plans
DR 482-448
OR 2780-158
DR 1146-216



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Reg. Surveyor No. 7321

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5796