

Re-Survey of Douglas E. and Kathy S. Wayne Lands at 409 Wayne Avenue, Zanesville, Ohio

Parcel One

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being all of Lot 3, of Brendel's Subdivision of Zanesville, (Pl. Bk. 4, Pg. 122), and part of Section 5, Township 12, Range 13, Congress Lands East of the Scioto River, and being all the lands presently owned by Douglas E. and Kathy S. Wayne, as per Deed Record 1146, Page 216, Parcel One, and being more particularly described as follows:

Beginning for reference at an iron pin found at the northeast corner of Lot 2, of Brendel's Subdivision of Zanesville, (Pl. Bk. 4, Pg. 122);

Thence along the west line of Wayne Avenue, and the east line of lands presently owned by Elaine Deloras Cale, (DR 580-515), South 10 degrees 53 minutes 17 seconds East, 30.49 feet to an iron pin set, and the principal place of beginning;

Thence continuing along the west line of Wayne Avenue, South 10 degrees 53 minutes 17 seconds East, 30.49 feet to an iron pin set, on the northeast corner of Lot 4, of Brendel's Sub., and the lands presently owned by Zanesville Properties LLC, (OR 2872-162);

Thence along the north line of Lot 4, and said Zanesville Properties lands, South 80 degrees 15 minutes 28 seconds West, 132.15 feet to an iron pin set in a twelve feet wide Alley, passing the lot line at 127.15 feet;

Thence in the alley, North 08 degrees 51 minutes 50 seconds West, 29.96 feet to an iron pin set, on the southwest corner of said Cale lands;

Thence along the south line of said Cale lands, North 80 degrees 01 minutes 40 seconds East, 131.08 feet to the principal place of beginning, passing the lot corner at 5.00 feet, containing 0.09 acres, more or less.

Parcel Two

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 all the lands presently owned by Douglas E. and Kathy S. Wayne, as per Deed Record 1146, Page 216, Parcel Two, and being more particularly described as follows:

Beginning for reference at an iron pin found at the northeast corner of Lot 2, of Brendel's Subdivision of Zanesville, (Pl. Bk. 4, Pg. 122);

Thence along the west line of Wayne Avenue, and the east line of lands presently owned by Elaine Deloras Cale, (DR 580-515), South 10 degrees 53 minutes 17 seconds East, 30.49 feet to an iron pin set;

Thence along the south line of said Cale lands, South 80 degrees 01 minutes 04 seconds West, 131.08 feet to and iron pin set in a twelve feet wide alley, passing the lot corner at 126.08 feet;

Thence across the alley, South 80 degrees 01 minutes 40 seconds West, 7.00 feet to an iron pin set, and the principal place of beginning;

Thence along the west line of said alley, South 08 degrees 52 minutes 00 seconds East, 60.56

feet to an iron pin found, on the northeast corner of lands presently owned by Zanesville Properties LLC, (OR 2872-162);

Thence along the north line of said Zanesville Properties lands, South 79 degrees 36 minutes 07 seconds West, 51.44 feet to an iron pin found on the east line of lands presently owned by the State of Ohio, (DR 482-448);

Thence along the east line of said State lands, North 09 minutes 49 seconds 21 seconds West, 60.93 feet to an iron pin set on the southwest corner of lands presently owned by Tessa Thomas, (OR 2780-160);

Thence along the south line of said Thomas lands, North 80 degrees 01 minutes 40 seconds East, 52.45 feet to principal place of beginning, containing 0.07 acres, more or less, and being all of Auditor's Parcel Number 81-50-98-04-000, (+ 0.16 Acres).

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.

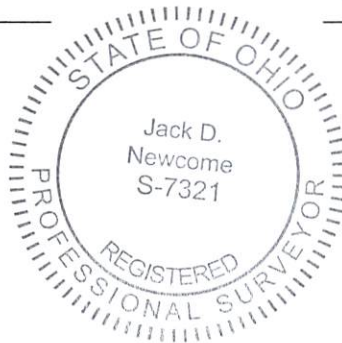
Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations, all distances shown are grid distances.

This description is written based on a field survey completed July 7, 2025 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
Jack D. Newcome
NOT RECORDABLE

7-8-25

Date



DESCRIPTION

APPROVED

By: D.M. Barnhart

7-22-2025

SITUATED IN:

State of Ohio, County of Muskingum, City of Zanesville,
and being all of Lot 3, of Brendel's Subdivision of
Zanesville, (Pl. Bk. 4, Pg. 122), and 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.

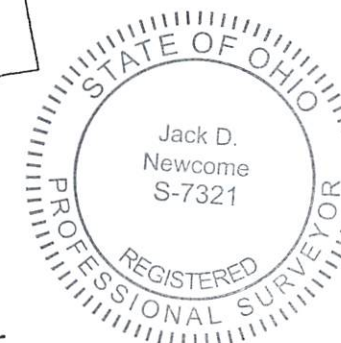
DESCRIPTION

APPROVED

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

REFERENCES

OR 2766-135
DR 526-776
Pl. Bk. 4, Pg. 122
1935 Canal Lock
and Dam No.
10, Plans
DR 482-448
DR 1146-216
DR 580-515
OR 2780-160
OR 2772-162



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Jack D. Newcome Date

Reg. Surveyor No. 7321

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

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

