

82-15-05-16

Co 12 SEBORN AVE

Being part of Lot 20 of the Melick and Johnson Subdivision, as recorded in Plat Book 4, page 158 in the Southeast Quarter of Section 12, Township 16 North, Range 14 West of the Congress Lands East of the Scioto River, City of Zanesville, Muskingum County, Ohio [and being all of the property conveyed to Lawrence Reed by a deed recorded in Deed Book 1094, page 400, (Aud. Par. #80-82-15-02-06-000, all)] and being further bounded and described as follows:

Commencing for a point of reference at the northeast corner of the aforementioned Lot 20, said point being at the intersection of the south line of a 16 foot alley and the west line of Melick Avenue;

thence South 00° 08' 00" East, along the west line of Melick Avenue, a distance of 65.00 feet to a point, said point being North 15° 43' 15" West 0.88 feet from a $\frac{5}{8}$ inch rebar found, **said point also being the true place of beginning of this tract;**

thence South 00° 08' 00" East, continuing along the west line of Melick Avenue, a distance of 75.00 feet to an iron pin set, said point being at the intersection of the west line of Melick Avenue and the north line of Seborn Avenue;

thence South 89° 52' 00" West, along the north line of Seborn Avenue, a distance of 50.00 feet to an iron pin set;

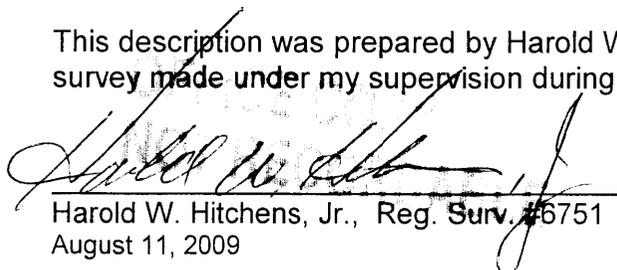
thence North 00° 08' 00" West, along the west line of the aforementioned Lot 20 and along the east line of a tract convey to Howard A. and Sandra K. Bagley by a deed recorded in Deed Book 949, page 73, a distance of 75.00 feet to a point, said point being North 89° 46' 30" East 1.14 feet from a $\frac{1}{2}$ inch pipe found and North 03° 26' 04" West 0.45 feet from a $\frac{5}{8}$ inch rebar found;

thence North 89° 52' 00" East, through said Lot 20 and also along the south line of a tract conveyed to Wanda S. Ramos by a deed recorded in Deed Book 1973, page 487, a distance of 50.00 feet to the place of beginning.

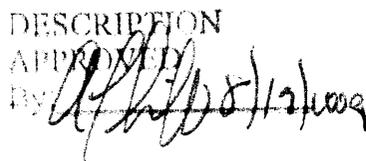
Containing 0.0861 acres, subject to any valid and existing easements, restrictions, leases or other conditions of record.

The bearings used in this description are based on the assumed direction of north. Pertinent documents are all deeds and plat mentioned; tax map; and a survey prepared plat by Richard L. Daniels, Reg. Surv. #5410, dated August 7, 2007. All iron pins described as set are $\frac{5}{8}$ inch diameter, 30 inches long, solid reinforcing bars with plastic identification caps. All mention of Deed Books and Plat Books refer to records on file in the Muskingum County Recorder's Office.

This description was prepared by Harold W. Hitchens, Jr., Reg. Surv. #6751, from an actual field survey made under my supervision during August of 2009.


Harold W. Hitchens, Jr., Reg. Surv. #6751
August 11, 2009

JOB #3949-07-09

DESCRIPTION
APPROVED
BY  8/12/09



Boundary Survey

for

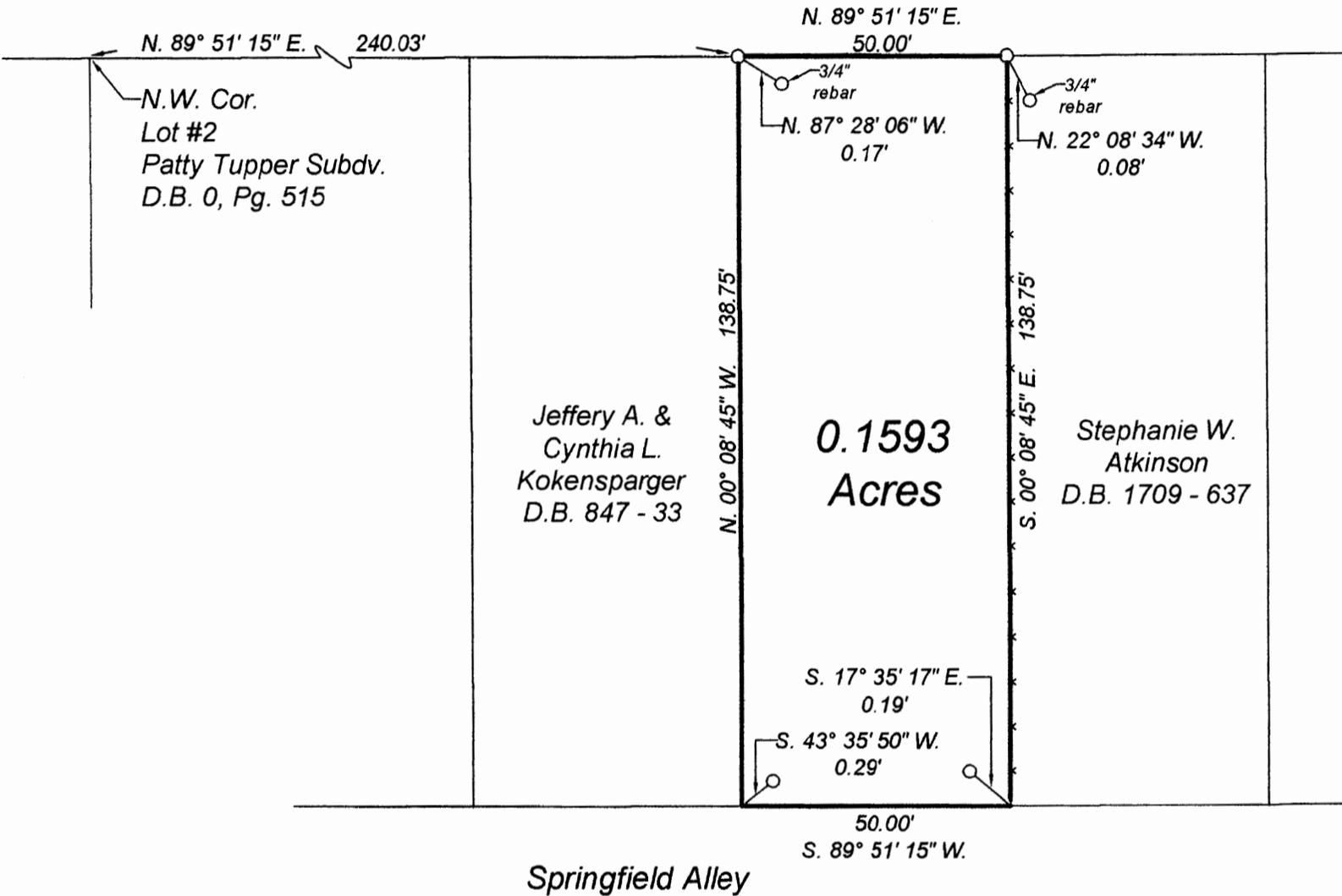
Security First Title

Being part of Lot 2 of Patty Tupper's Subdivision as shown on the plat recorded in Deed Book 0, page 515 and in the S.E. Qtr., of Sec. 12, T 16N, R 14W, of the Congress Lands East of the Scioto River City of Zanesville, Muskingum County, Ohio

Also being all of the property conveyed to Blanche E. Phillips by a deed recorded in Deed Book 760, page 210. (Aud. Par. #82-15-05-16-000).



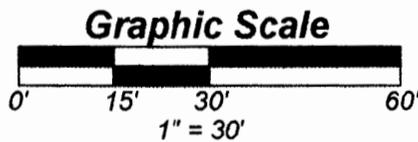
Seborn Ave. (60')



Bearing Reference

The bearings shown on this plat are based on an assumed direction of North.

DESCRIPTION APPROVED BY: *[Signature]* 8/19/2009



Pertinent Documents

Deeds and plat as shown; tax map; a survey plat prepared by L. Peter Dinan, Reg. Surv. #5451, dated May 17, 1995; and a survey plat prepared by Terry L. Finley, Reg. Surv. #7222, for 528 Seborn Avenue, dated October 09, 2006.

Certification

I hereby certify this plat to be true and accurate based on an actual field survey made under my supervision during August of 2009.

[Signature]
Harold W. Hitchens, Jr., Reg. Surv. #6751
August 11, 2009



Legend

- - Iron Pin Found, 3/4" pipe (unless shown otherwise)
- - Iron Pin Set, 5/8" x 30" rebar (with plastic identification cap)
- - Stone Found
- △ - Axle Found
- x—x— - Fenceline

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