



S.A. ENGLAND SURVEYING

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Legal Description

0.274 Acres

All of Richard C. Hunt Parcels: Deed Volume 1085, Page 229

Situated in the City of Zanesville, County of Muskingum, State of Ohio, being part of Lot 49, part of Lot 51 of Cliffwood Addition, as recorded in RP1, Page 92, and part of vacated Fisher Street (49.5' Wide R/W) by City Ordinance 3179 dated August 14, 1939, and being more particularly described as follows;

Being a Re-Survey of 3 parcels conveyed to Richard C. Hunt, as recorded in Deed Volume 1085, Page 229, in the Muskingum County Deed Records, also being all of Auditor's P.P.N. 83-08-03-07-000, P.P.N. 83-08-03-08-000, and P.P.N. 83-08-03-17-000, and further described as follows;

Commencing at a 5/8" o.d. iron pin found capped "McPeck PS 8517" on the East Right of Way Line of Cliffwood Avenue (66' Wide R/W) marking the Northwest corner of Lot 49, also being the Southwest corner of said vacated Fisher Street, and being the **PRINCIPAL PLACE OF BEGINNING** of the **0.274 Acre** parcel herein to be described;

Thence, **N 35°00'00" E 25.08 feet** with the East Right of Way Line of Cliffwood Avenue, to an iron pin set marking the Southwest corner of Parcel Three conveyed to Megan M. Howard, as recorded in O.R. Book 3123, Page 392, and being on the centerline of said vacated Fisher Street;

Thence with the South line of said Parcel Three conveyed to Howard, also being the centerline of vacated Fisher Street, with the following two (2) courses and distances:

- 1) **S 45°39'07" E 54.57 feet** to an iron pin set;
- 2) **S 62°18'49" E 84.55 feet** to an iron pin set on the west line of Lookout Street (49.5' Wide) (undeveloped);

Thence, **S 04°04'01" W 87.02 feet** with the West Right of Way Line of said Lookout Street and extending along the East line of said Lot 51, to a 5/8" o.d. iron pin found capped "McPeck PS 8517" at the Northeast corner of a parcel conveyed to Muskingum County Land Reutilization Corporation, as recorded in O.R. Book 3142, Page 927;

Thence, **N 57°37'07" W 182.63 feet** with the North line of said parcel conveyed to Muskingum County Land Reutilization Corporation, to a 5/8" o.d. iron pin found capped "McPeck PS 8517" on the West line of said Lot 49, also being the East Right of Way Line of said Cliffwood Avenue;

Thence, **N 35°00'00" E 56.00 feet** with the East Right of Way Line of said Cliffwood Avenue, also being the West line of said Lot 49, to the **PRINCIPAL PLACE OF BEGINNING**, and containing **0.274 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

The above described 0.274 Acre parcel contains 0.094 Acres in P.P.N. 83-08-03-07-000, 0.096 Acres in P.P.N. 83-08-03-08-000, and 0.084 Acres in P.P.N. 83-08-03-17-000.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2024.

Dated 5/12/24

Job No. 4315-24MU

DESCRIPTION

APPROVED

By: SAE 5/17/24

OFFICE COPY

Scott A. England P.S.

Ohio Registered Surveyor #7452

NOT RECORDABLE

