

B & B
CONSULTING ENGINEERS AND SURVEYORS
P.O. BOX 336 THORNVILLE, OHIO 43706
OHIO PHONE 1-866-648-8151 FAX 1-740-246-9201

DEED DESCRIPTIONS FOR 0.1106 ACRES

Being a survey of a parcel conveyed to Mary Louise Jones as described and recorded in Deed Volume 1821, page 853, as found in the Muskingum County Recorder's Office, Muskingum County, Ohio, and being more particularly described as follows:

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being part of Lot #61 in Blandy's Hill Addition, as found in Plat Book 2, Page 18, and being more particularly described as follows;

COMMENCING, at an iron pin found marking the Southwest corner of Lot #62 in Blandy's Hill Addition to the City of Zanesville, Plat Book 2, Page 18, as conveyed to George A. and Marlene D. Lemmon as described in Deed Volume 567, Page 318, said iron pin also marks the East right of way line of Warwick Avenue. Thence with the right of way of Warwick Avenue N 20° 54' 00" E a distance of 66.00 feet to a iron pin set marked John W. Hagan #4968, said iron pin also marking THE TRUE PLACE OF BEGINNING for the parcel herein described.

Thence, from THE TRUE PLACE OF BEGINNING, and continuing with the right of way of Warwick Avenue, N 20° 54' 00" E for a distance of 36.50 feet to an iron pin set marked John W. Hagan #4968;

Thence, from said iron pin set, and following the South line of a parcel conveyed to Curtis Michael as described in Deed Volume 1100, Page 559, S 69° 06' 00" E, a distance of 132.00 feet to an iron pin set marked John W. Hagan #4968;

Thence, from said iron pin set, following the West right of way line of an unimproved alley, S 20° 54' 00" W, a distance of 36.50 feet to an iron pin set marked John W. Hagan #4968; said iron pin set marking the Northeast corner of Lot #62 as well as the Southeast corner of the parcel herein described;

Thence, from said iron pin set and following the North line of Lot #62, N 69° 06' 00" W, for a distance of 132.00 feet, to the TRUE PLACE OF BEGINNING.

This parcel as re-surveyed contains 0.1106 Acres more or less, and is subject to all legal easements and right-of-ways of record.

The bearings of the above described parcel are based on the East right of way line of Warwick Avenue as being, N 20° 54' 00" E, and are used to denote angles only.

Note: All Deed Volumes, Plat Books, and Pages referred to above are found in the Office of the Recorder, Muskingum County, Ohio.

All iron pins set are 5/8 inch o.d. reinforcing bars with yellow caps labeled "John W. Hagan #4968".

The above description is based on a field survey done under the supervision of John W. Hagan, P.E., P.S., Registered Surveyor #4968, in January, 2004.

80-84-38-03-16
80-87-38-03-15

Dated: 1-26-04

OFFICE COPY
NOT RECORDABLE
[Signature]
John W. Hagan, P.E., P.S.
Ohio Registered Surveyor #4968

DESCRIPTION APPROVED
FOR AUDITORY TRANSFER
BY *[Signature]*
1-29-2004

B & B

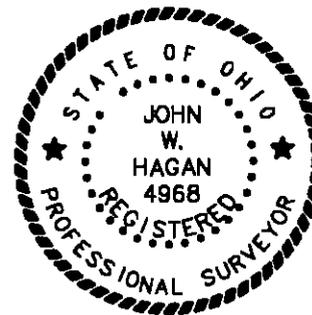
CONSULTING ENGINEERS AND SURVEYORS
 P.O. BOX 338 THORNVILLE, OHIO 43076
 PH: 1-740-246-4491 FAX: 1-740-246-9201

PREPARED FOR:

ABC TITLE AGENCY, LLC.

re: 486 WARWICK AVE
 ZANESVILLE, OH 43701

INVOICE NO. 04-01122



PROPERTY LOCATION:

BEING A SURVEY OF A PARCEL CONVEYED TO MARY LOUISE JONES AS DESCRIBED AND RECORDED IN DEED VOLUME 1821, PAGE 853 AS FOUND IN THE MUSKINGUM COUNTY RECORDER'S OFFICE, MUSKINGUM COUNTY, OHIO.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, BEING PART OF LOT #61 IN BLANDY'S HILL ADDITION AS FOUND IN PLAT BOOK 2, PAGE 18.

BASIS OF BEARING:

BEARINGS OF THIS PLAT ARE BASED ON THE RIGHT OF WAY LINE OF WARWICK AVENUE, AS BEING N 20°54'00" E, AND ARE USED TO DENOTE ANGLES ONLY.

NOTE: THIS SURVEY IS SUBJECT TO ALL UTILITY AND ROAD RIGHT OF WAYS OF RECORD.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL FACTS THAT A FULL AND COMPLETE TITLE RESEARCH MAY REVEAL.

CERTIFICATION:

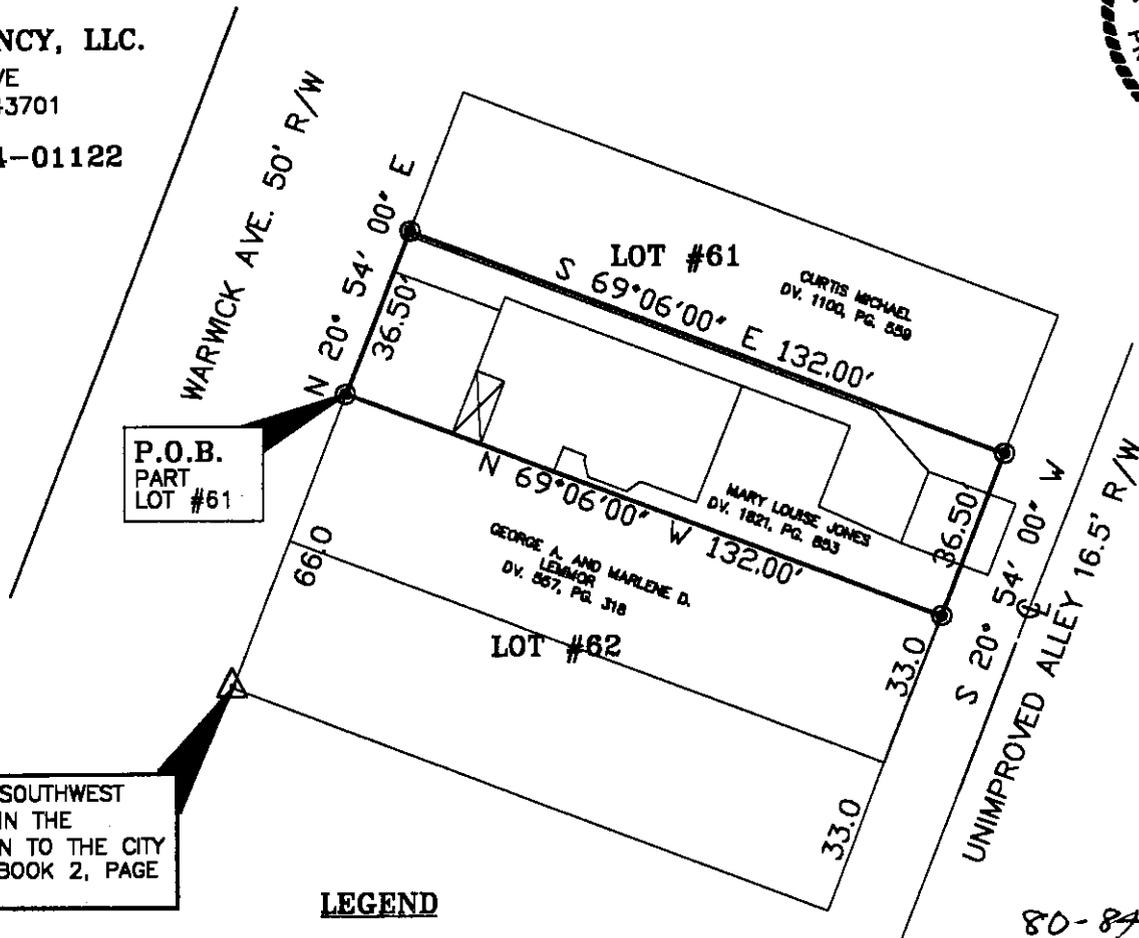
I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE PREMISES BY B & B ENGINEERING AND SURVEYING, IN JANUARY 2004, AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: ALL IRON PINS SET ARE 5/8" o.d. IRON REINFORCING BARS 30 INCHES LONG WITH YELLOW CAPS LABELED "JOHN W. HAGAN #4968".

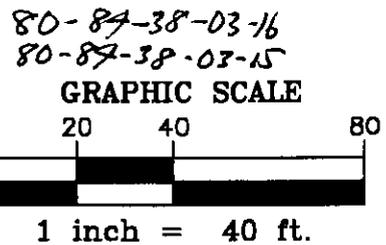
DATED 1-26-2004

JOHN W. HAGAN, P.S.
 OHIO REGISTERED SURVEYOR #4968

OFFICE COPY NOT RECORDABLE



DISPOSITION APPROVED FOR ALL INTERESTS BY *[Signature]* 1-29-2004



- LEGEND**
- - IRON PIN SET
 CAPPED "JOHN W. HAGAN #4968"
 - △ - IRON PIN FOUND
 CAPPED "CLS 7224"
 - (T) - TOTAL DISTANCE
 - ⊕ - CENTERLINE OF ROADWAY
 - ☆ - POINT

COMMENCING, AT THE SOUTHWEST CORNER OF LOT #62 IN THE BLANDY'S HILL ADDITION TO THE CITY OF ZANESVILLE, PLAT BOOK 2, PAGE 18.

P.O.B. PART LOT #61