



Linn Engineering, Inc.

Civil Engineering Consultants

534 Market Street • P.O. Box 2671 • Zanesville, Ohio 43702-2671

85-18-03-10
1823 MAPLE AVE
614-452-7434

Situated in the City of Zanesville, County of Muskingum, State of Ohio, bounded and described as follows:

Being part of Lots 39, 40, and 41 of the Maple Avenue Addition as the same is designated and delineated on Muskingum County Plat Book 2, Page 140, and more particularly described as follows;

Beginning for reference at a gin pin (small axle) set on the southwest corner of Lot 43 of said Maple Avenue Addition;

thence along the east line of a 16 foot alley and the east line of Lots 43 and 42 North 03 degrees 45 minutes 00 seconds East 103.20 feet to a drill hole set and the principal place of beginning;

thence continuing along said alley and the east line of Lots 41, 40 and 39 North 03 degrees 45 minutes 00 seconds East 154.80 feet to an iron pin set on the northwest corner of said Lot 39;

thence along the north line of said Lot 39 and the south line of Caldwell Street as the same is designated and delineated on Muskingum County Plat Book 2, Page 140 South 86 degrees 25 minutes 13 seconds East 142.30 feet to an iron pin set on the west line of lands now owned by the State of Ohio (Deed Record 569-9);

thence along the west line of said State of Ohio's lands South 03 degrees 22 minutes 26 seconds West 51.60 feet to a point; thence continuing along said line South 03 degrees 23 minutes 10 seconds West 51.61 feet to a point;

thence along the west line of lands now owned by the State of Ohio (Deed Record 566-412) South 10 degrees 57 minutes 22 seconds East 5.52 feet to a point;

thence along the west line of lands now owned by the City of Zanesville (Deed Record 696-175) the following three courses: 1) South 02 degrees 57 minutes 11 seconds West 31.50 feet to a point; 2) North 86 degrees 52 minutes 17 seconds West 10.00 feet to a point; 3) South 03 degrees 07 minutes 42 seconds West 14.67 feet to a point on the south line of Lot 41 of said subdivision from which a 4 inch pipe, 5 feet high set in concrete, bears North 88 degrees 11 minutes 11 seconds West 17.50 feet;

thence along said south line North 86 degrees 24 minutes 57 seconds West 134.97 feet to the principal place of beginning, containing 0.51 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

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There is appended to the above described tract an AUGMENTED EASEMENT for the existing location of a Refrigeration Cooler, which encroaches on the property to the south, and being more particularly described as follows:

Beginning for reference at a gin pin (small axle) set on the southwest corner of Lot 43 of said Maple Avenue Addition;

thence along the east line of a 16 foot alley and the east line of Lots 43 and 42 North 03 degrees 45 minutes 00 seconds East 103.20 feet to a drill hole set;

thence South 86 degrees 24 minutes 57 seconds East 14.21 feet to the edge of the cooler and the principal place of beginning;

thence along the edge of cooler South 86 degrees 24 minutes 57 seconds East 25.79 feet to the edge of cooler;

thence along the edge of cooler South 18 degrees 56 minutes 16 seconds East 9.48 feet to the corner of cooler;

thence North 85 degrees 12 minutes 41 seconds West 29.06 feet to the corner of cooler;

thence North 01 degrees 01 minutes 03 seconds East 8.16 feet to the edge of cooler and the principal place of beginning.

There is appended to the above described tract a second AUGMENTED EASEMENT for the purpose of ingress and egress to the parking lot and refrigeration cooler located on the property to the south, and being more particularly described as follows:

Beginning at a gin pin (small axle) set on the southwest corner of Lot 43 of said Maple Avenue Addition;

thence North 03 degrees 45 minutes 00 seconds East 103.20 feet to a drill hole set;

thence South 86 degrees 24 minutes 57 seconds East 145.38 feet to an iron pin set;

thence South 01 degrees 29 minutes 56 seconds West 30.00 feet to a point;

thence South 89 degrees 35 minutes 31 seconds East 80.66 feet to a point;

thence South 10 degrees 15 minutes 06 seconds West 15.95 feet to a point;

thence South 03 degrees 51 minutes 56 seconds West 51.76 feet to a point on the south line of Lot 43;

thence along the south line of said Lot 43 North 86 degrees 24 minutes 57 seconds West 64.00 feet to the place of beginning.

NOTE: Included in said egress, ingress easement is the cooler easement area as previously described.

Iron pins set are 5/8 inch by 30 inch long rebar with a plastic identification cap.

Bearings are based on the west line of the Maple Avenue Addition as designated and delineated in Muskingum County Plat Book 2, Page 140.

This description is written based on a survey completed May 27, 1994 by Jack D. Newcome, Reg. No. 7321.

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Jack D. Newcome
Reg. No. 7321

06/07/94
Date



PARCEL NO.:

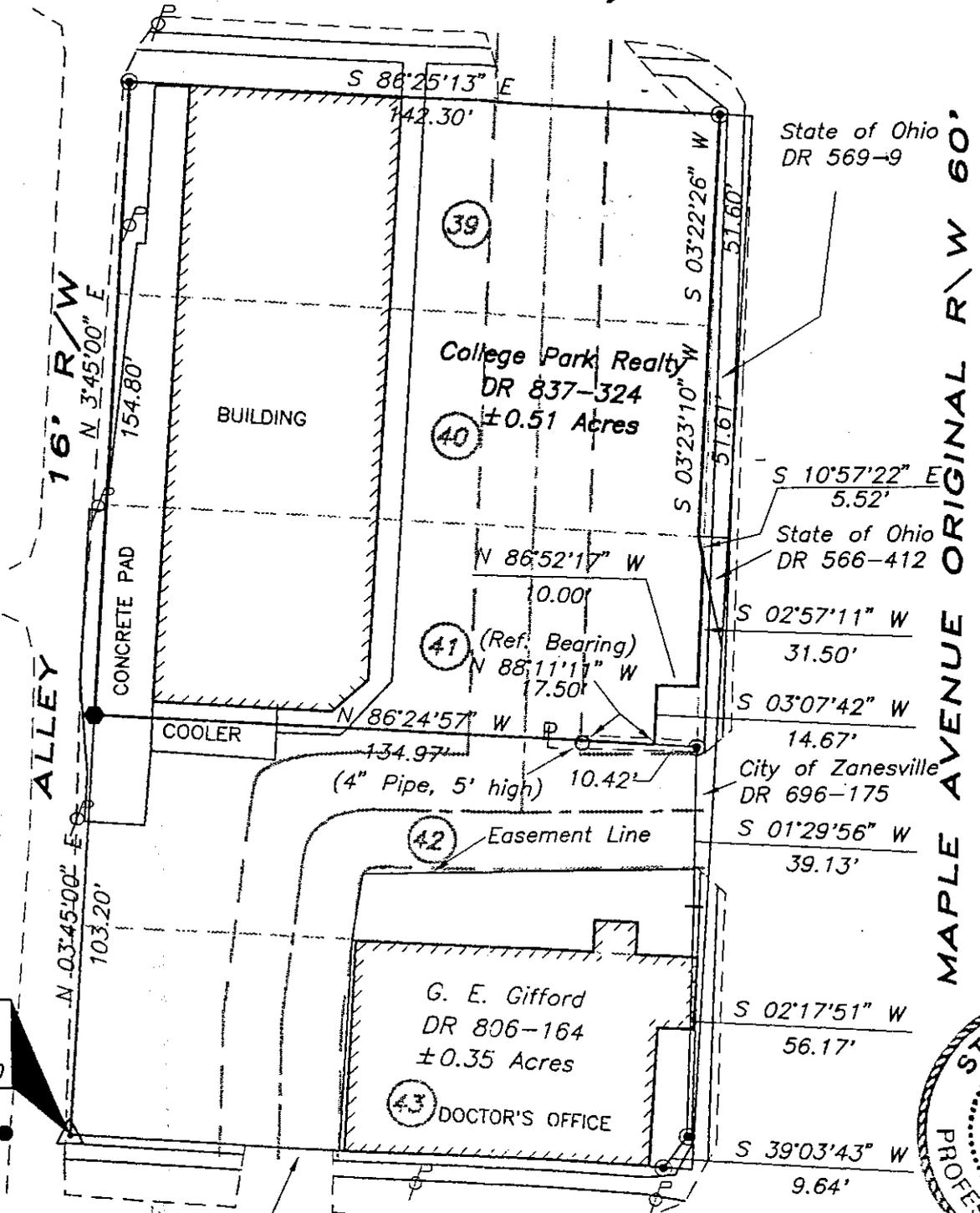
All of Parcel No.: 80-85-18-03-10-000 (0.34 ac.)

All of Parcel No.: 80-85-18-03-11-000 (0.17 ac.)

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY Ad Smith
6-17-94

CALDWELL ST. 60' R/W



SITUATED IN

The State of Ohio, County of Muskingum,
City of Zanesville.

BASIS OF BEARING

Bearings are based on the west line of
Maple Avenue Addition as shown on Plat Book 2
Page 140 of the Muskingum County Records.

LEGEND

- ⊙ Iron Pin Set, 5\8 rebar
- △ Gin Pin Set
- Iron Pin Found
- Chain Link Fence
- Drill Hole Set
- Pipe Found
- ▼ Railroad Spike Found

REFERENCES

- DR 806-164
- DR 566-412
- DR 569-9
- DR 696-175
- DR 837-324

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY *[Signature]*
6-17-94

PARCEL NOS.

College Park Realty
All of: 80-85-18-03-10-000 (±0.34 Acres)
All of: 80-85-18-03-11-000 (±0.17 Acres)

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Point of Beginning
Southwest Corner of Lot 43
Maple Avenue Addition P.B.2, Pg.140

SCALE