

85-27-02-16-000



88 W. Church Street
Newark, Ohio 43055
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SMART
SERVICES, INC.

Surveying • Environmental • Traffic • CA/CM

An Ohio EDGE Certified Firm



1900 Crown Park Court
Columbus, Ohio 43235
614.914.5543

**LEGAL DESCRIPTION
OF A 0.126 ACRE LOT SPLIT**

July 8, 2014
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Situated in the State of Ohio, County of Muskingum, City of Zanesville, being part of Lot 5 and a part of two vacated alleys in Fenton's Subdivision, as recorded in Plat Book 4, Page 21, said Lot 5 being the property conveyed to Zanesville Welfare Organization and Goodwill Industries, Inc. by Official Record 2446, Page 121 of the Muskingum County's Recorder's Office, (being part of Auditor's Parcel Number 85-27-02-15-000), and said alley being vacated by Ordinance No. 13-75, and being more particularly described as follows:

Beginning for Reference at a 5/8" Rebar Found at the northeast corner of Lot 7 of Fenton's Subdivision, said point being in the southerly right-of-way line of Brookover Avenue (50' wide), thence along the southerly right-of-way line of Brookover Avenue and the northerly lines of Lots 7, 6, and 5, North 86 degrees 00 minutes 00 seconds West, 125.02 feet to an Iron Pin Set at the True Point of Beginning of the parcel herein described, said point being 25.00 feet easterly from the northwest corner of said Lot 5, and in the northerly line of said Zanesville Welfare Organization and Goodwill Industries, Inc. property;

Thence crossing said Zanesville Welfare Organization and Goodwill Industries, Inc. property, South 03 degrees 59 minutes 11 seconds West, 171.23 feet to an Iron Pin Set in the southerly line of said vacated alley running east and west (10' wide), said point being in the northerly line of the property conveyed to said Zanesville Welfare Organization and Goodwill Industries, Inc. by Deed Book 1152, Page 537;

Thence along the northerly line of said Zanesville Welfare Organization and Goodwill Industries, Inc. property (D.B. 1152-537), North 87 degrees 46 minutes 45 seconds West, 32.06 feet to an Iron Pin Set at the extension of the centerline of said vacated alley running north and south (14' wide);

Thence along the centerline of said vacated alley, North 04 degrees 00 minutes 00 seconds East, 172.22 feet to a Railroad Spike Found (N-0.02', E-0.07') on the southerly right-of-way line of Brookover Avenue;

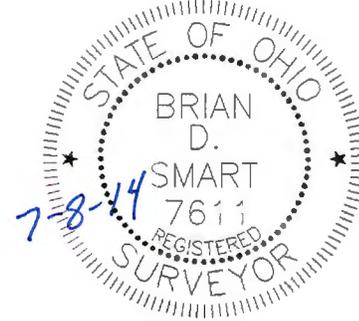
**LEGAL DESCRIPTION
OF A 0.126 ACRE LOT SPLIT**

July 8, 2014
Page 2 of 2

Thence along the southerly right-of-way line of Brookover Avenue, South 86 degrees 00 minutes 00 seconds East, 32.00 feet to the True Point of Beginning, containing 0.126 acres more or less, passing the northwest corner of Lot 5 at 7.00 feet (referenced by a 5/8" Rebar Found (N-0.19', E-0.19')). Subject to any and all easements, right-of-ways, conditions and restrictions of record. All Iron Pins Set are 5/8-inch by 30-inch rebar with yellow identification caps labeled "Smart Services". BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERLY LINE OF BROOKOVER AVENUE AS BEING SOUTH 86 DEGREES 00 MINUTES 00 SECONDS EAST AS SHOWN ON THE PLAT OF FENTON'S SUBDIVISION, AND ARE INTENDED TO BE USED ONLY FOR DETERMINING ANGLES. This description was prepared by Smart Services, Inc. in May 2014 and is based upon actual field measurements.

Brian D. Smart
**OFFICE COPY
NOT RECORDABLE**

BRIAN D. SMART
REG. SURVEYOR NO. 7611



G:\PROJECTS\2014 Projects\637801 - TGC - 2160 Maple Avenue Combination\Maps-Plans-Drawings\description\637801-description.doc

PREPARED AS A COOPERATIVE EFFORT BETWEEN SMART SERVICES, INC. AND TGC ENGINEERING, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37, SHARON CENTER, OHIO 44274 ~ PHONE: 330.590.8004 TGC JOB NO. 1439

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED

[Signature] 8-19-14

DESCRIPTION
APPROVED
By: *[Signature]* 8/16/2014

BOUNDARY SURVEY OF A 0.126 ACRE SPLIT

PART OF LOT 5 AND A VACATED ALLEY
FENTON'S SUBDIVISION ~ PLAT BOOK 4, PAGE 21
CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO

Line Table		
Line #	Direction	Length
L1	S86°00'00"E	32.00'
L2	N87°46'45"W	32.06'

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS. PARCEL TO BE COMBINED TO AUDITOR'S PARCEL NUMBER 85-27-02-16-000.

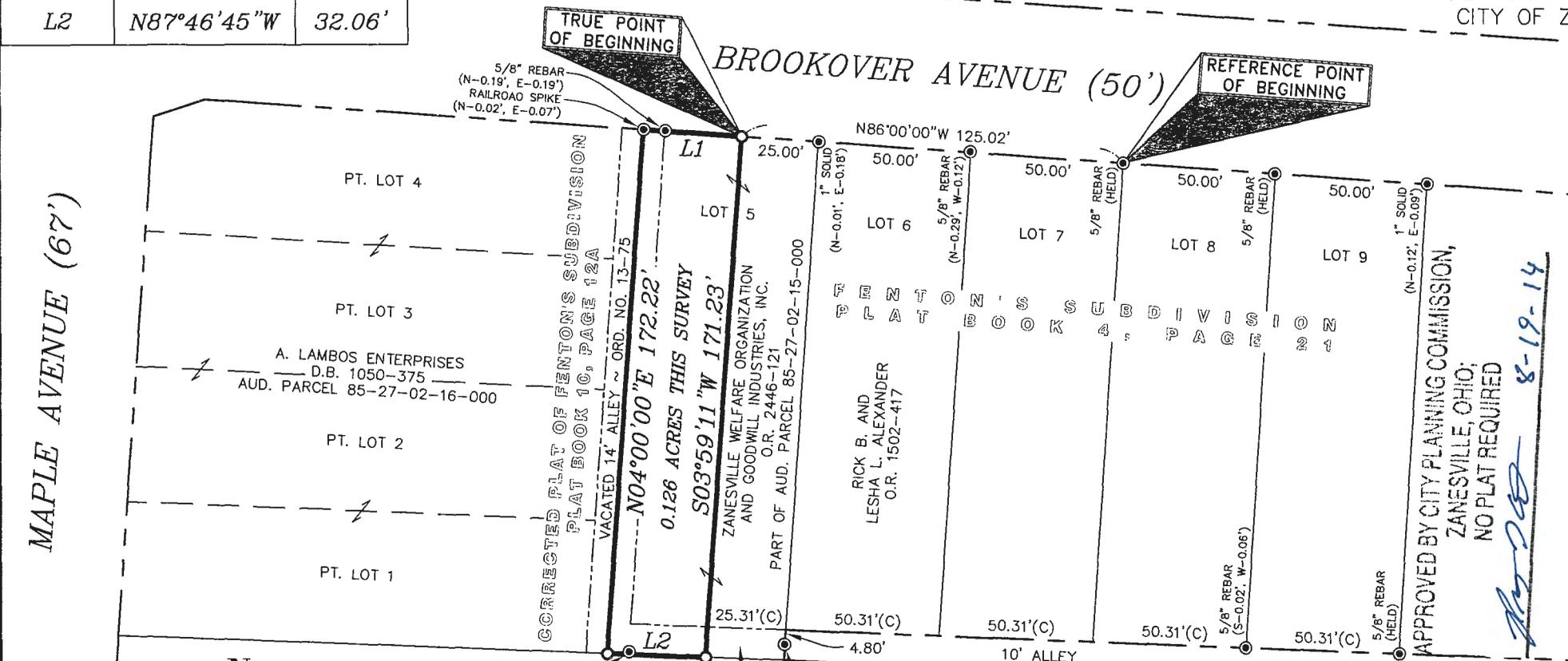
CERTIFICATION

THIS PLAT WAS PREPARED BY SMART SURVEYING, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN MAY 2014.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

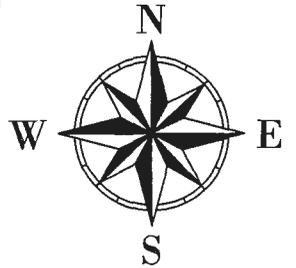
EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

OFFICE COPY
[Signature]
NOT RECORDABLE
BRIAN D. SMART REG. SURVEYOR NO. 7611



MAPLE AVENUE (67')

BROOKOVER AVENUE (50')



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

ZANESVILLE WELFARE ORGANIZATION AND GOODWILL INDUSTRIES, INC.
D.B. 1152-537
VACATED 10' ALLEY ORD. NO. 13-75
5/8" REBAR W/CAP "DINAN" 0.17' WEST OF LINE
5/8" REBAR HELD FOR EAST LINE OF ALLEY N-0.85' FROM SOUTH LINE OF ALLEY

DESCRIPTION APPROVED
By: *[Signature]*

PERTINENT DOCUMENTS

DEEDS TO SUBJECT PROPERTY AND ADJACENT PROPERTIES RECORDED PLATS AS REFERENCED OHIO DEPT. OF TRANSPORTATION RW PLAN MUS-60-18.49

PROPERTY ADDRESS

576 BROOKOVER AVENUE, ZANESVILLE, OHIO 43701

FLOOD ZONE

SUBJECT PROPERTY IS NOT IN A FLOOD PLAIN NON-SHADED ZONE "X", MAP NUMBER 39119C0285G DATED EFFECTIVE: JULY 6, 2010

LEGEND

- MONUMENT FOUND AS NOTED (M) MEASURED DISTANCE
- 5/8" x 30" REBAR W/YELLOW I.D. CAP LABELED "SMART SURVEYING" (C) CALCULATED DISTANCE
- (R) RECORD DISTANCE
- (T) TOTAL DISTANCE

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERLY LINE OF BROOKOVER AVENUE AS BEING SOUTH 86 DEGREES 00 MINUTES 00 SECONDS EAST AS SHOWN ON THE PLAT OF FENTON'S SUBDIVISION, AND ARE INTENDED TO BE USED ONLY FOR DETERMINING ANGLES.

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED
[Signature] 8-19-14

DRAWN BY: B. SMART	REV. JULY 8, 2014 DATE: MAY 22, 2014
CHECKED BY: B. SMART	DRAWING NO.: 637801.DWG
JOB NO.: 637801	SHEET 1 OF 1

PREPARED BY:
SMART SERVICES, INC.
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Job No. 1439, Page 1 of 1