

# TERRY J. FINLEY SURVEYING & MAPPING

155 Mockingbird Hill, Zanesville, OH 43701

Phone or Fax: (614) 454-8721

Ohio Registered Surveyor #S-7222

2318 MAPLE AVE

## LEGAL DESCRIPTION FOR BRYAN FUNERAL HOME

2318 MAPLE AVENUE  
ZANESVILLE, OH

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, AND BEING PART OF LOT #12 OF BOYD'S SUBDIVISION, AS RECORDED IN PLAT BOOK K, PAGE 308; BEING ALL THOSE LANDS INTENDED TO BE DESCRIBED IN TRACT #2 OF DEED VOLUME 1000, PAGE 535; BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT #11 OF HILLCREST SUBDIVISION, AS RECORDED IN PLAT BOOK #5, PAGE 11, THENCE, NORTH 85 DEGREES - 15 MINUTES - 50 SECONDS WEST, 200.00 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF A 0.76 ACRE PARCEL, AS RECORDED IN DEED VOLUME 1117, PAGE 576, AND THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED; THENCE, SOUTH 04 DEGREES - 55 MINUTES - 22 SECONDS WEST, 164.28 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID 0.76 ACRE PARCEL; THENCE, NORTH 85 DEGREES - 19 MINUTES - 30 SECONDS WEST, 357.17 FEET TO A DRILL HOLE FOUND ON THE EAST LINE OF STATE ROUTE 60 (MAPLE AVENUE); THENCE, NORTH 04 DEGREES - 39 MINUTES - 43 SECONDS EAST, 164.73 FEET TO AN IRON PIN FOUND; THENCE, SOUTH 85 DEGREES - 15 MINUTES - 12 SECONDS EAST, 357.92 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.350 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD INCLUDING, BUT NOT LIMITED TO, A TWENTY (20) FOOT WIDE RESERVED RIGHT-OF-WAY ALONG THE ENTIRE SOUTH LINE OF ABOVE-DESCRIBED PROPERTY AND REFERENCED BY DEED VOLUME 196, PAGE 481.

A RESERVED EASEMENT ACROSS ABOVE-DESCRIBED PROPERTY TO THE 0.76 ACRE PARCEL ADJACENT TO THE EAST PROPERTY LINE. NO WIDTH GIVEN. REFERENCE DEED VOLUME 1000, PAGE 535.

AN INGRESS/EGRESS AGREEMENT WITH RITE AID OF OHIO, INC. AND FREDERICK FRUEH, DEED REFERENCE 1127, PAGE 579.

BEARINGS DESCRIBED HEREIN ARE BASED UPON THE NORTH LINE OF LOT #12, AS SOUTH 85 DEGREES - 15 MINUTES - 12 SECONDS EAST.

BEING AUDITOR'S PARCEL #85-28-02-15-000.

THIS DESCRIPTION, WRITTEN ON DECEMBER 9, 1996, IS BASED ON AN ACTUAL SURVEY OF THE PREMISES BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222.

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY K. Buckley

12-9-96

OFFICE COPY  
NOT RECORDED  
REGISTERED SURVEYOR #S-7222

TERRY J. FINLEY SURVEYING & MAPPING

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Phone or Fax: (614) 454-0721

Ohio Registered Surveyor #S-7222

State: OHIO

City: ZANESVILLE

County: MUSKINGUM

Subdivision: BOYD'S

Township:

Plat Book: 'K' Page: 308 Lot #: PART 12

Section:

Deed Volume: 1000 Page: 535 tract 2

SURVEY PLAT FOR: BRYAN FUNERAL HOME Auditor's Parcel #: 80-85-28-02-15-000

bearings shown herein are based upon: THE NORTH LINE OF LOT #12 AS S-85-15-12-E

STATE ROUTE 60 MAPLE AVE.

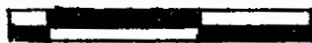
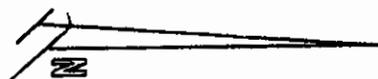
N-04-39-43-E

164.73'

drill hole

DESCRIPTION APPROVED FOR AUDITORS TRANSFER

BY K. Bucky 12-9-96



SCALE: 1" = 50'

ADORNETTO 1034/184

N-85-19-30-W 357.17'

1.350 ACRES

S-85-15-12-E 357.92'

FRUEH 1053/322

INGRESS/EGRESS AGREEMENT WITH RITE AID OF OF OHIO INC. VOL.1127/P.G.579 AND WITH FREDERICK FRUEH

20' RESERVED RIGHT OF WAY D.V. 196, P.G. 481 REF.

ASPH. ENTRANCE

S-04-55-22-W

164.28'

ESM'T RSERVED TO MAPLE AVE.

DV. 1000/P.G. 535

NO WIDTH GIVEN

T. BRYAN 1117/576 0.76 AC.

N-85-15-50-W 200.00'



BR... .86 AC 1053/313

NW COR. LOT#11 HILLCREST SUBD. PLAT BOOK 5, PG. 11

LEGEND:

- Iron pin set (5/8" rebar w/cap)
- Iron pin found
- Stone found
- Axle found
- ▽ Railroad spike found

This plat drawn on DECEMBER 9TH

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Terry J. Finley, Registered Surveyor #S-7222