

86-14-03-24

DESCRIPTION OF PART OF PARCEL # 86 - 14 - 03 - 24 AND PARCEL # 86 - 14 - 03 - 25 , WHICH WAS CONVEYED TO JOHN R. CAMPBELL IN VOLUME 1139, PAGE 575 OF MUSKINGUM RECORDS.

( TRACT # 1 )

Situate in the State of Ohio, County of Muskingum , City of Zanesville, and being a part of Lot #1 and Lot # 2 of the Avalon Heights recorded in Plat Book # 4 Page 58 of Muskingum Co. records and being part of parcel # 86 - 14 - 03 - 24 and parcel # 86 - 14 - 03 - 25 as conveyed to John R. Campbell in Deed Volume 1139, Page 575 , of the Muskingum County Deed Records, and being more particularly bounded and described as follows:

Beginning at a p.k. nail set at the Southwest corner of Lot # 1 of Avalon Heights ; said p.k. nail is at the intersection of the north right of way line of Francis Street and the East Right of way line of Outlet Street , thence along the East line of Outlet Street , North 00 degrees 40 minutes 14 seconds East 61.00 feet to an iron pin set ; thence leaving said right of way South 89 degrees 27 minutes 05 seconds East 79.87 feet to an iron pin set in the line between Lot #2 and Lot #3, passing the line between Lot # 1 and Lot # 2 at 39.87 ; thence along said line and the west line of T. Rine ( Vol. 1139 Pg. 576 ) , South 00 degrees 32 minutes 55 seconds West 61.00 feet to an iron pin set on the north right of way of Francis Street ; thence along said right of way , North 89 degrees 27 minutes 05 seconds West 80.00 feet to a p.k. nail set at the place of beginning , passing the line between Lot #1 and Lot #2 at 40.00 feet .

Containing 0.112 Acres, more or less, subject to all easements , restrictions , or right of ways , either written or implied. All iron pins set are 30 inch long by 5/8 inch diameter rebar with a yellow cap labeled "BINCKLEY S-7879".

Bearings contained herein are assumed on the west right of way line of Francis Ave. and are for angular measurement only.

This description is based on a field survey made by Binckley Land Surveying , Nashport , Ohio in May 1999.



Binckley Land Surveying

*Donald E. Binckley II* 5-19-1999

Donald E. Binckley II  
Ohio Professional Surveyor No. 7879

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *W.S.L.B.*  
5-20-99

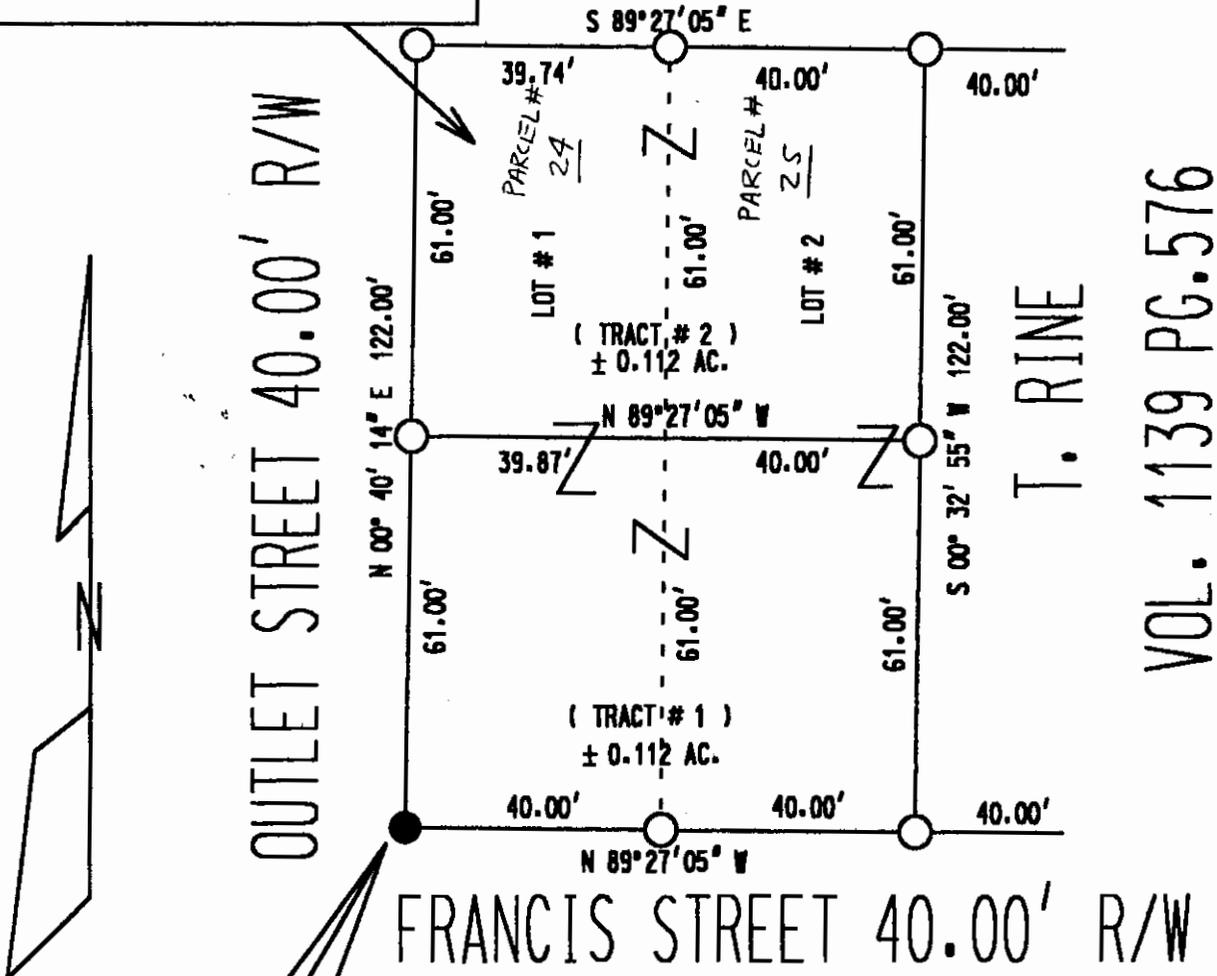
# BINCKLEY LAND SURVEYING

6375 WINDSONG WAY NASHPORT, OHIO 43830  
 ( 740 ) 455 - 3736

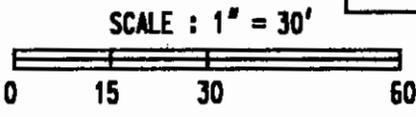
SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE AND BEING PART OF LOT # 1 & LOT # 2 OF AVALON HEIGHTS AS RECORDED IN DEED BOOK "4" PAGE # 58 OF MUSKINGUM CO. RECORDS AND PART OF PARCEL # 86 - 14 - 03 - 24 & PARCEL # 86 - 14 - 03 - 25

J. CAMPBELL  
 VOL. 1139 PG. 575

16.00' ALLEY



T. RINE  
 VOL. 1139 PG. 576



DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY *[Signature]* 5-20-99

BASIS OF BEARING : BEARINGS ARE ASSUMED ON THE WEST R/W LINE LONG STREET AS BEING  $S 00^{\circ}32'55'' W$  AND ARE FOR ANGULAR CALCULATION ONLY .

REFERENCES : TAX MAPS , DEEDS OF RECORD , PLAT OF AVALON HEIGHTS MUSKINGUM CO. PLAT BOOK # 4 PG.58

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEVE THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME THIS 15TH DAY OF MAY, 1998 .



LEGEND	
○	IRON PIN SET
●	P.K. NAIL SET

**OFFICE COPY NOT RECORDED**  
 DONALD E. BINCKLEY II DATE