

Maple Avenue  
26-16-01-27

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING  
3120 LISA LANE, ZANESVILLE, OHIO 43701 (614) 453-4850

DESCRIPTION FOR CONVEYANCE

L. & R. ENTERPRISES

VOLUME 1012, PAGE 250

PARCEL NUMBER	80-86-16-01-27-000	0.149 MORE OR LESS ACRES
	80-86-16-01-31-000	0.025 MORE OR LESS ACRES
	80-86-16-01-32-000	0.115 MORE OR LESS ACRES
	80-86-16-01-30-000	0.168 MORE OR LESS ACRES
	80-86-16-01-30-001	

BEING A PART OF LOT NUMBER 1 OF HARVARD PLACE (PLAT BOOK 2, PAGE 142 1/2) AND A PART OF LOT NUMBER 95 AND ALL OF LOT NUMBER 96 OF BROOKLYN PLACE (PLAT BOOK 2, PAGE 75 1/2) AS RECORDED IN THE MUSKINGUM COUNTY PLAT RECORDS; SITUATED IN THE CITY OF ZANESVILLE, COUNTY OF MUSKINGUM, STATE OF OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF LOT NUMBER 96 OF BROOKLYN PLACE ON THE NORTH LINE OF PRINCETON AVENUE; THENCE ALONG THE WEST LINE OF LOT NUMBER 96 NORTH 03 DEGREES 38 MINUTES 07 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF SAID LOT AT 144.31 FEET, A TOTAL DISTANCE OF 152.31 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) IN THE CENTER OF A 16 FOOT WIDE VACATED ALLEY; THENCE ALONG THE CENTER OF SAID ALLEY NORTH 86 DEGREES 15 MINUTES 49 SECONDS WEST 51.20 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE CONTINUING ALONG SAID ALLEY NORTH 08 DEGREES 29 MINUTES 01 SECONDS WEST 21.05 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE); THENCE LEAVING THE CENTER OF SAID ALLEY, ALONG THE NORTH LINE OF LOT NUMBER 1 OF HARVARD PLACE AND ALONG THE SOUTH LINE OF A TRACT CONVEYED TO MCDONALD'S CORPORATION AS RECORDED IN DEED BOOK VOLUME 984, PAGE 371 OF THE SAID COUNTY DEED RECORDS NORTH 84 DEGREES 30 MINUTES 29 SECONDS EAST 210.39 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF STATE ROUTE 60 (MAPLE AVENUE) ; THENCE ALONG THE SAID RIGHT OF WAY LINE OF STATE ROUTE 60 THE NEXT 6 COURSES AND DISTANCES:

- 1) SOUTH 19 DEGREES 26 MINUTES 36 SECONDS EAST 19.50 FEET TO A POINT.
- 2) SOUTH 70 DEGREES 33 MINUTES 24 SECONDS WEST 6.50 FEET TO A POINT.
- 3) SOUTH 19 DEGREES 26 MINUTES 36 SECONDS EAST 12.00 FEET TO A POINT.
- 4) NORTH 70 DEGREES 33 MINUTES 24 SECONDS EAST 6.50 TO A POINT.
- 5) SOUTH 19 DEGREES 26 MINUTES 36 SECONDS EAST 18.92 FEET TO A POINT.
- 6) SOUTH 19 DEGREES 34 MINUTES 58 SECONDS EAST 61.09 FEET TO

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AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTH LINE OF LOT NUMBER 95 OF SAID BROOKLYN PLACE; THENCE ALONG THE SOUTH LINE OF SAID LOT NORTH 86 DEGREES 20 MINUTES 00 SECONDS WEST 141.95 FEET TO AN IRON PIN SET IN THE CENTER OF THE ABOVE MENTIONED 16 FOOT VACATED ALLEY; THENCE ALONG THE CENTER OF SAID ALLEY SOUTH 03 DEGREES 38 MINUTES 07 SECONDS WEST 103.96 FEET TO AN IRON PIN SET ON THE NORTH LINE OF PRINCETON AVENUE; THENCE ALONG SAID NORTH LINE NORTH 86 DEGREES 20 MINUTES 00 SECONDS WEST 54.00 FEET TO THE PLACE OF BEGINNING.

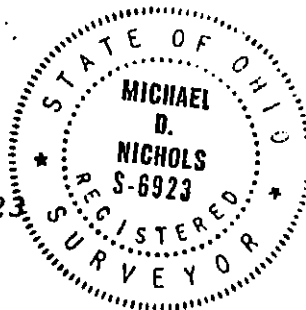
CONTAINING 0.525 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH REBAR WITH PLASTIC I.D. CAPS.

BEARINGS ARE BASED ON THE PLAT BEARINGS OF PRINCETON AVENUE (LIVINGSTON AVENUE-PLAT).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 13TH DAY OF FEBRUARY 1992, FROM AN ACTUAL FIELD SURVEY COMPLETED ON THE 5TH DAY OF FEBRUARY 1992.

**OFFICE COPY  
RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR S-6923



D3434B-4 L. & R. ENTERPRISES

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. L. Nambale  
6-15-92

80-86-16-01-27-000 (all)  
80-86-16-01-31-000 (all)  
80-86-16-01-32-000 (all)  
80-86-16-01-30-000 (all)  
80-86-16-01-30-001 (all)

## EASEMENTS

Ohio Power Company  
Lot #1, Harvard Place (Vol. 378, Pg. 20)

Ohio Power Company  
Lot #95, Brooklyn Place (Vol. 511, Pg. 683)

I HEREBY CERTIFY TO LAWYERS TITLE INSURANCE COMPANY AND McDONALD'S CORPORATION THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE PREMISES UNDER SUPERVISION ON THE 30<sup>th</sup> DAY OF FEBRUARY 1992 AND THAT IT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY McDONALD'S CORPORATION. THAT THE SUBJECT PREMISES IS CONTIGUOUS TO THE ADJACENT PROPERTY OWNED OR leased BY McDONALD'S CORPORATION AS SHOWN ON THE PLAN.

**OFFICE COPY** MARCH 11, 1992  
Michael D. Nichols Date

**NOT RECORDABLE**

March 11, 1992  
Date

PROPERTY LINE DETAIL  
BETWEEN LOTS 1 & 95

LOT 1

Property Line

Lot Line

OLD PROPERTY LINE

LOT 95

Survey data and bearings:

- S. 19° 06' 36" E.
- 0.28 E.
- S. 19° 06' 36" E.
- 18.54
- N. 83° 46' 18" E.
- 177
- S. 86° 15' 39" E.
- 161
- S. 61° 08'
- S. 19° 06' 36" E.
- 20

L. J. Porter & M. Krohn  
Vol. 651, Pg. 237  
Vol. 663, Pg. 6

ALLEY VACATED →  
ORD #33,112

HARVARD PLACE  
P.B. 2, Pg. 142<sup>L</sup>/<sub>2</sub>

Being part of Lot #1 of Harvard Place,  
part of Lot #95, and all of Lot 96 of  
Brooklyn Place, in the City of Zanesville,  
County of Muskingum, State of Ohio

**LEGEND**

- Existing Iron Pin ( $\frac{1}{4}$ " pipe)
- ▲ Existing Iron Pin ( $\frac{3}{4}$ " rebar)
- Existing Iron Pin ( $\frac{1}{2}$ " rebar)
- ◎ Iron Pin Set ( $\frac{3}{4}$ " x 30" rebar w/ plastic ld. cap)
- (25) Lot Number
- G- Gas Line
- W- Water Line
- ⌘ Catch Basin
- Light Pole
- ZZ Alley Vacation

Scale: 1" = 20'

PROPERTY LINE DETAIL

(A) -- S.19°26'36"E. 19.50'  
(B) -- S.70°33'24"W. 6.50'  
(C) -- S.19°26'36"E. 12.00'  
(D) -- N.70°33'24"E. 6.50'  
(E) -- S.19°26'36"E. 18.54'

BEARINGS ARE BASED ON THE PLAT  
BEARING OF PRINCETON AVENUE.  
(LIVINGSTON AVENUE)

(Livingston Ave. — Plat)

Princeton Ave.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. Y. Nambé  
6-15-92

W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(614) 453-1850

Держав. б-ка	600	Вед. : 2.17.195
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Drawn by: SDD	Date: 2-13-92

Scale: 1" = 20' Checked by:

Job N°:	3434	McDonald's
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