

86-16-02-01
2825 MAPLE AVE

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

Beginning for reference at a drill hole in concrete at the southwest corner of Lot No. 41, Harvard Place as the same is designated and delineated on Muskingum County Plat Book 2, Page 142-1/2;

thence along the west line of Lots 41 and 42 and the east line of lands now owned by Zanesville S. & B. Realty (Deed Record 1088-039) North 00 degrees 13 minutes 43 seconds East 95.66 feet to an iron pin set on the southwest corner of Lot 43 and the principal place of beginning;

thence continuing along the east line of said Zanesville S. & B. Realty (Deed Record 1088-039), Carl A. Minning, Jr., M.D. (Deed Record 1057-169), Markim Co. (Deed Record 1083-027) and Twoarbee, Inc. (Deed Record 1054-129) North 00 degrees 13 minutes 43 seconds East 485.30 feet to an iron pin set;

thence South 89 degrees 56 minutes 56 seconds East 28.00 feet to a railroad spike found;

thence North 00 degrees 09 minutes 13 seconds East 112.74 feet to a railroad spike found on the south right of way of Maple Avenue;

thence along said south right of way of Maple Avenue South 54 degrees 52 minutes 18 seconds East 209.57 feet to a drill hole set at 25.6 feet left of Maple Avenue centerline station 57+49.8;

thence along the said west right of way of Bell Street South 00 degrees 03 minutes 04 seconds East 477.25 feet to an iron pin set;

thence along the south line of said Lot 43 South 89 degrees 56 minutes 56 seconds West 202.07 feet to the principal place of beginning;

containing 2.444 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on the west line of Northside Medical, Inc. as being North 00 degrees 13 minutes 43 seconds East as given in Deed Record 1031, Page 29.

This description is written based on a survey completed September 1, 1998 by Jack D. Newcome,
Reg. No. _____

**OFFICE COPY
NOT RECORDABLE**

Jack D. Newcome

Date

Reg. No. 7321

Parcel No.

All of: 80-86-16-02-01-000 (0.060 ac.)

Part of: 80-86-16-02-02-000 (2.089 ac.)

Part of: 80-86-16-02-03-000 (0.063 ac.)

Part of: 80-86-16-02-04-000 (0.232 ac.)

Total 2.444 ac.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY AKS

9-16-98

Tract One (2.444 ac.)

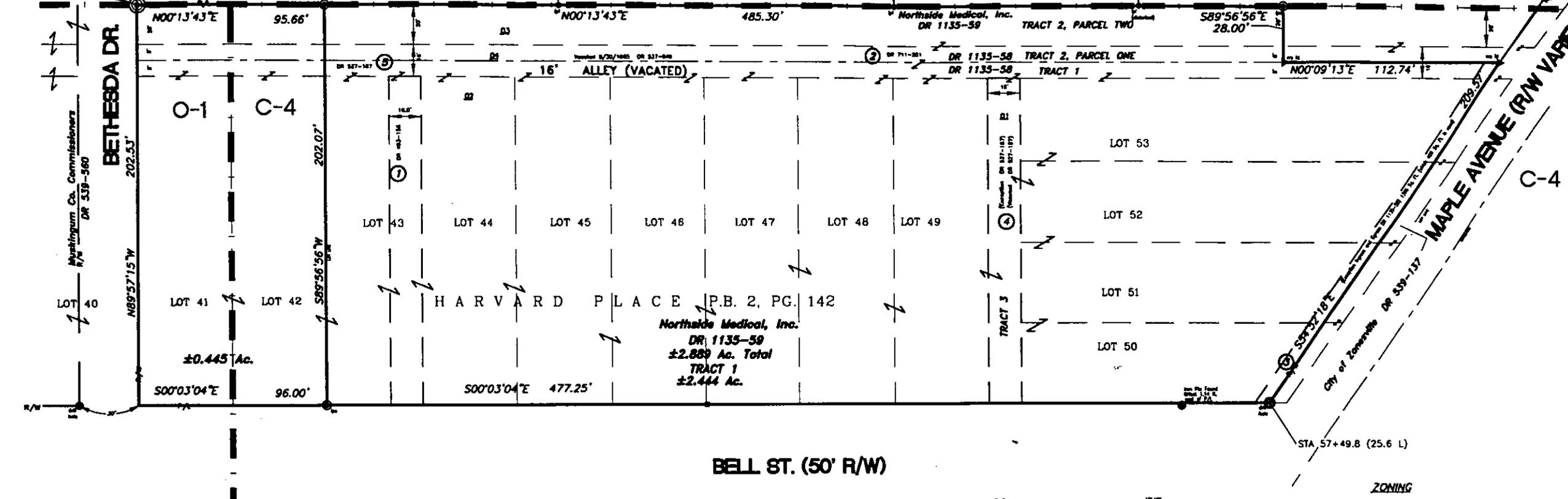
SW CORNER OF LOT 41 OF HARVARD PLACE PLAT BOOK 2, PAGE 142 1/2

Zanesville S. & B. Realty
DR 1088-039

Carl A. Minning, Jr. MD
DR 1037-169

Marklin Co.
DR 1083-027

Twoorbee, Inc.
DR 1054-129



SITUATED IN

State of Ohio, City of Zanesville, 6th Ward

BASIS OF BEARING

Bearings are based on the west line of Northside Medical, Inc., property as being N00°13'43"E, as found in DR 1031-29.

REFERENCES

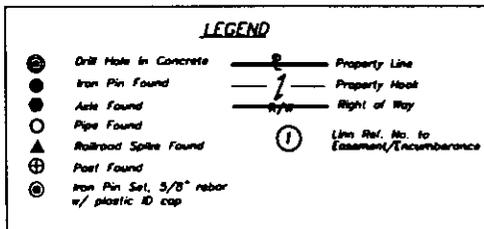
DR 493-156
DR 1135-58 to 59
Plat Book 2, Page 142 1/2
Plat Book 11, Page 31

PARCEL NO.:

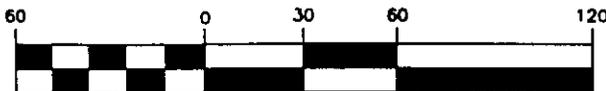
All of: 80-86-16-01-01-000 (±0.060 Ac.)
Part of: 80-86-16-02-02-000 (±2.089 Ac.) (±0.366 Ac.)
Part of: 80-86-16-02-03-000 (±0.063 Ac.) (±0.044 Ac.)
Part of: 80-86-16-02-04-000 (±0.232 Ac.) (±0.035 Ac.)
Total Acreage ±2.889 Ac. ±2.444 Ac. ±0.445 Ac.

EASEMENTS/ENCUMBRANCES

- ① To: City of Zanesville
From: William A. and Elizabeth Joseph
DR 493-156
For: Permanent Easement 16 ft. wide for Sanitary Sewer
- ② To: City of Zanesville
From: Northside Medical, Inc.
DR 711-201
For: Easement 16 ft. wide for Ingress/Egress
- ③ To: City of Zanesville
From: Northside Medical, Inc.
DR 1135-58 (Exhibit "A")
For: Easement 1,308 sq. ft. for Ingress/Egress
- ④ To: City of Zanesville
From: Northside Medical, Inc.
DR 1135-58 (Exhibit "A")
For: Easement 16 ft. wide for Sanitary Sewer
- ⑤ To: City of Zanesville (Reserved)
DR 527-187
For: Utility Easement, 16 ft. vacated alley



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

ZONING

0-1 = Local Office
Commercial

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY Jack B. Sycamore
9-16-98
Tract One (2.444 ac.)

Date

**OFFICE COPY
NOT RECORDABLE**

Jack B. Sycamore
Reg. Surveyor No. 7321

Project No.: SUMM-106



Linn Engineering, Inc.
Civil Engineering Consultants
P.O. Box 2086 Zanesville, Ohio 43702-2086

740-452-7434

43702-2086