

S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

0.536 Acres

All of Joseph W. Pattison Parcel: Deed Book 530, Page 692

Situated in the Township of Falls, County of Muskingum, State of Ohio, and being a part of Quarter Township 3, Township 1N, Range 7W, of the United States Military Lands, and being more particularly described as follows;

Being a Re-Survey of a 0.57 Acre parcel conveyed to Joseph W. Pattison, as recorded in Deed Book 530, Page 692, in the Muskingum County Deed Records, and being all of Auditor's P.P.N. 17-63-01-07-000, and further described as follows;

Commencing for reference at a $\frac{3}{4}$ " o.d. iron pin found on the North Right of Way Line of Venture Lane marking the Southwest corner of Lot 19 of Upper Highland Subdivision, as recorded in Plat Book 8, Page 1, in the Muskingum County Plat Records;

Thence, N 81°30'14" E 190.52 feet with the South line of said Lot 19 and extending to the East Right of Way Line of East Highland Drive (50' Wide R/W);

Thence, S 08°18'10" E 178.28 feet with the East Right of Way Line of East Highland Drive, to an angle point;

Thence, S 59°08'46" E 387.16 feet leaving East Highland Drive to an angle point;

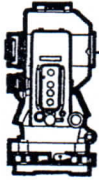
Thence, S 59°12'00" E 420.23 feet to the Northeast corner of an 8.71 Acre parcel conveyed to Howard W. Andrews & Sara E Norris, as recorded in Deed Book 2733, Page 941;

Thence, S 44°59'05" E 369.34 feet with the East line of said 8.71 Acre parcel conveyed to Andrews & Norris (D.B.2733,Pg.941), to a $\frac{3}{4}$ " o.d. iron pipe found marking the Southeast corner thereof;

Thence, S 35°45'00" W 448.71 feet with the South line of said 8.71 Acre parcel conveyed to Andrew & Norris (D.B.2733,Pg.941), to a $\frac{3}{4}$ " o.d. iron pipe found marking the Southwest corner of a 0.51 Acre parcel conveyed to Marcia A. Owen & John F. Gildow, as recorded in Deed Book 1590, Page 856, and being the **PRINCIPAL PLACE OF BEGINNING** of the **0.536 Acre parcel** herein to be described;

Thence, S 54°39'43" E 293.26 feet with the South line of said parcel conveyed to Owen & Gildow (D.B.1590,Pg.856), and extending across North Linden Avenue, to the West Right of Way Line of the Norfolk & Western Railroad, and passing over a $\frac{3}{4}$ " o.d. iron pipe found at 288.10 feet;

Thence, S 41°37'48" W 90.70 feet with the West Right of Way Line of said Railroad, to a $\frac{3}{4}$ " o.d. iron pipe found marking the Northeast corner of a 0.58 Acre parcel conveyed to Dustin R. Ziemer, as recorded in Deed Book 2753, Page 71, to a $\frac{5}{8}$ " o.d. iron pin found;



S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence, **N 50°52'51" W 284.45 feet** with the North line of said parcel conveyed to Ziemer (D.B.2753,Pg.71), extending across North Linden Avenue, to a $\frac{3}{4}$ " o.d. iron pipe found on the East line of said 8.71 Acre parcel conveyed to Andrews & Norris (D.B.2733,Pg.941);

Thence, **N 35°45'00" E 71.40 feet** with the East line of said 8.71 Acre parcel conveyed to Andrews & Norris (D.B.2733,Pg.941), to the **PRINCIPAL PLACE OF BEGINNING**, and containing **0.536 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described **0.536 Acre parcel** contains **0.079 Acres** in the Right of Way of North Linden Avenue, leaving a net area of **0.457 Acres**, more or less.

The bearings of the above description are based on the South line of Lot 19 of Upper Highland Subdivision, as recorded in Plat Book 8, Page 1, in the Muskingum County Plat Records, as being N 81°30'14" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in June of 2018.

Dated

6/20/18

Job No. 3098-18MU

Scott A. England P.S.
Ohio Registered Surveyor #7452

OFFICE COPY
NOT RECORDABLE

DESCRIPTION
APPROVED

By:

6/25/18



Plat of Survey
Township of Falls, County of Muskingum, State of Ohio, part
Quarter Township 3, Township 1N, Range 7W, U.S.M. Lands.

PROPERTY LOCATION:

Situated in the Township of Falls, County of Muskingum, State of Ohio, part Quarter Township 3, Township 1N, Range 7W of the United States Military Lands..

Being a Re-Survey of a 0.57 Acre parcel conveyed to Joseph W. Pattison, as recorded in Deed Book 520, Page 692, in the Muskingum County Deed Records, and being all of Auditor's P.P.N. 17-63-01-07-000.

PREPARED FOR:

Joseph Pattison
Zanesville, Ohio

BASIS OF BEARING

Bearings of this plat are based on the South Line of Lot 19 of Upper Highland Subdivision (P.B.8,Pg.1), as being N 81°30'14" E, and is an assumed Meridian used to denote angles only.

LEGEND

- - 5/8" o.d.x30" long Iron Pin Set w/red cap labeled "S.A. England #7452"
- - 3/4" o.d. Iron Pipe Found

DESCRIPTION

APPROVED

By:

[Signature] 6/20/18

RELATED DOCUMENTS:

- 1) 1989 Survey of 8.71 Acres by L. Peter Dinan, P.S. 5451.
- 2) 1981 Survey of 0.556 Acres by W.J. Biedenbach, P.S. 5718
- 3) 1993 Survey of 0.52 Acres by L. Peter Dinan, P.S. 5451

Howard W. Andrews & Sara E. Norris
8.71 Acres
Deed Book 2733, Page 941
P.P.N. 17-63-01-01-001

Place of Beginning

N 41°59'00" E 78.60'

N 35°45'00" E 71.40'

Marcia A. Owen & John F. Gildow
0.51 Acres
Deed Book 1590, Page 856
P.P.N. 17-63-01-06-000

Joseph W. Pattison
0.57 Acres
Deed Book 530, Page 692
P.P.N. 17-63-01-07-000

Dustin R. Ziemer
0.58 Acres
Deed Book 2753, Page 71
P.P.N. 17-63-01-08-000

N 50°52'51" W 284.45'

0.536 Acres
0.079 Acres in Linden Ave.
0.457 Acres Net Area

288.10' 293.26'

North Linden Avenue
40' Wide R/W

R/W Line

S 41°37'48" W 90.70'

Railroad R/W Line
Norfolk & Western Railroad



I hereby certify that an actual survey of the premises was made
premises was made, and that this plat is correct to the best of
my knowledge.

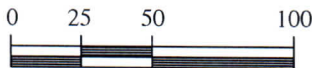
Date

6/20/18

Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

OFFICE COPY
NOT RECORDABLE

Graphic Scale



1 Inch = 50 Feet

PREPARED BY:

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com

Plat of Survey

Township of Falls, County of Muskingum, State of Ohio, part
Quarter Township 3, Township 1N, Range 7W, U.S.M. Lands.

PROPERTY LOCATION:

Situated in the Township of Falls, County of Muskingum, State of Ohio, part Quarter Township 3, Township 1N, Range 7W of the United States Military Lands..

Being a Re-Survey of a 0.57 Acre parcel conveyed to Joseph W. Pattison, as recorded in Deed Book 520, Page 692, in the Muskingum County Deed Records, and being all of Auditor's P.P.N. 17-63-01-07-000.

PREPARED FOR:

Joseph Pattison
Zanesville, Ohio

Point of Commencement:
SW Corner Lot 19 of
Upper Highland Subdivision
(Plat Book 8, Page 1)



BASIS OF BEARING

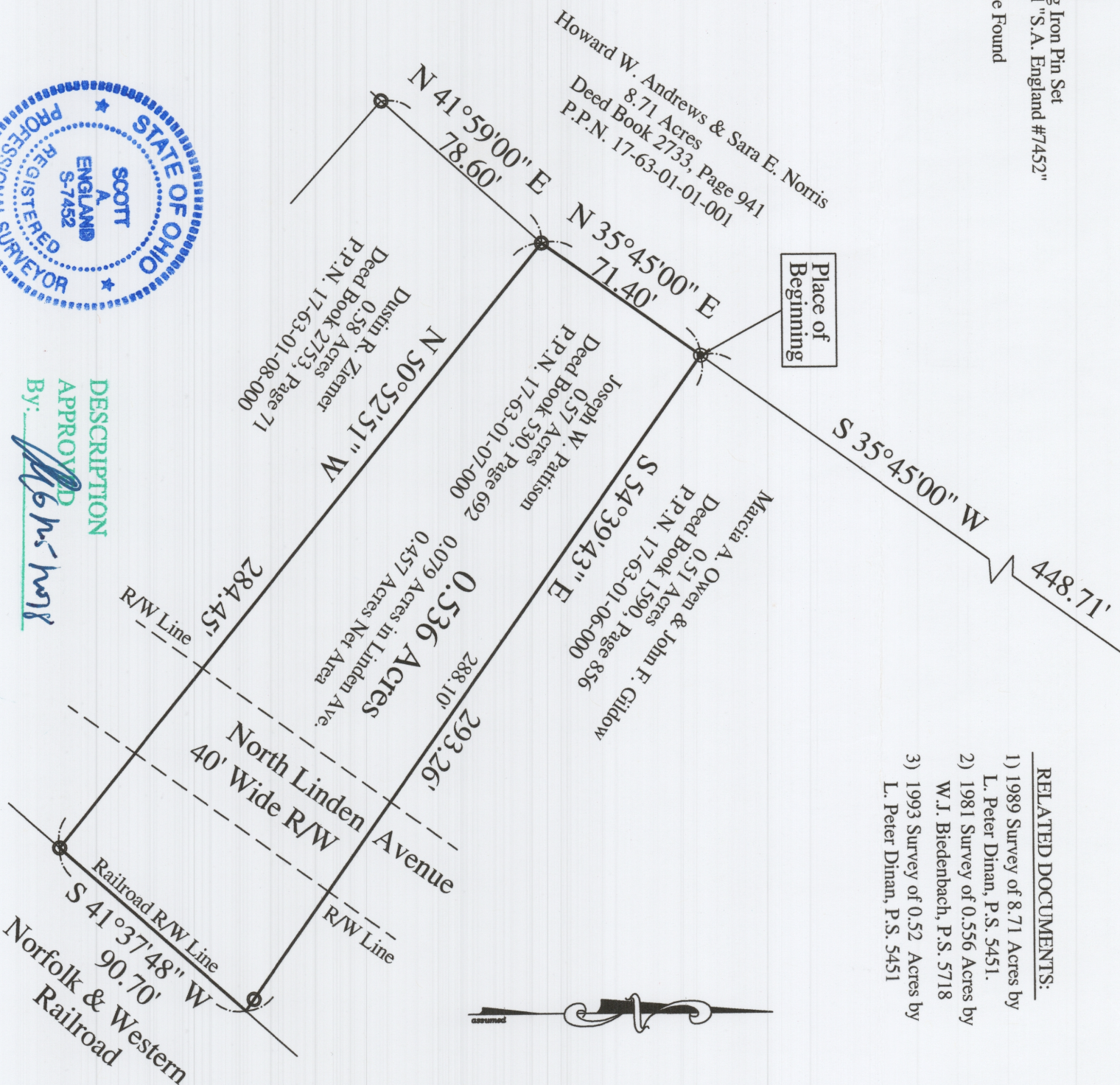
Bearings of this plat are based on the South Line of Lot 19 of Upper Highland Subdivision (P.B. 8, Pg. 1), as being N 81°30'14" E, and is an assumed Meridian used to denote angles only.

LEGEND

- - 5/8" o.d.x30" long Iron Pin Set w/red cap labeled "S.A. England #7452"
- - 3/4" o.d. Iron Pipe Found

RELATED DOCUMENTS:

- 1) 1989 Survey of 8.71 Acres by L. Peter Dinan, P.S. 5451.
- 2) 1981 Survey of 0.556 Acres by W.J. Biedenbach, P.S. 5718
- 3) 1993 Survey of 0.52 Acres by L. Peter Dinan, P.S. 5451

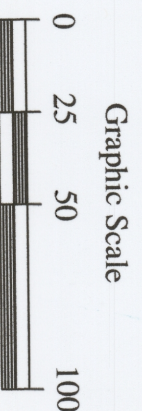


DESCRIPTION
APPROVED
By: *Scott A. England*

I hereby certify that an actual survey of the premises was made
premises was made, and that this plat is correct to the best of
my knowledge.

Date

Scott A. England, P.S.
Ohio Registered Surveyor #S-7452



PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com