

## **Legal Description of Jerry Frazier Lands in Frazeyzburg**

### **Tract One**

Situated in the State of Ohio, County of Muskingum, Village of Frazeyzburg, and being a part of Lots 5, and 6, of the Town Plat, (formerly known as "Plat of Knoxville"), and found in the Muskingum County Records in Plat Book A-O, Page 105, and being part of the lands presently owned by Jerald L. and Donna Frazier,(OR 1888-353), and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an iron pin set at the Northwest corner of Lot 6, of the Town Plat,(formerly known as "Plat of Knoxville", Plat Book A-O, Page 105);

Thence along the south side of an alley and the north line of Lots 6, and 5, South 88 degrees 10 minutes 00 seconds East, 88.50 feet to an iron pin set;

Thence through said Frazier lands, and Lot 5, South 01 degrees 50 minutes 00 seconds West, 116.57 feet to an iron pin set on the north right of way of the Ohio Central Railroad;

Thence along the said right of way, South 67 degrees 34 minutes 15 seconds West, 97.07 feet to an iron pin set on the east line of Lot 7, and the east line of lands presently owned by Lisa Wriston,(OR 2345-305);

Thence along the east line of Lot 7, and the east line of said Wriston lands, North 01 degrees 50 minutes 00 seconds East 156.46 feet to the principal place of beginning, containing 0.28 acres more or less.

#### **Parcel No.s - Tract One**

All of: 29-61-15-15-000 +- 0.26 Acres

Part of: 29-61-15-16-000 +-0.02 Acres Note: Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number 29-61-15-15-000.

### **Tract Two**

Situated in the State of Ohio, County of Muskingum, Village of Frazeyzburg, and being a part of Lots 3, 4, 5, and a vacated alley as per the Town Plat, (formerly known as "Plat of Knoxville"), and found in the Muskingum County Records in Plat Book A-O, Page 105, and being part of the lands presently owned by Jerald L. and Donna Frazier,(OR 1888-353 and OR 2257-448), and being more particularly described as follows:

Beginning for reference at an iron pin set at the Northwest corner of Lot 6, of the Town Plat,(formerly known as "Plat of Knoxville", Plat Book A-O, Page 105);

Thence along the south side of an alley and the north line of Lots 6, and 5, South 88 degrees 10 minutes 00 seconds East, 88.50 feet to an iron pin set and the principal place of beginning;

Thence continuing along the south side of an alley and along the north line of Lot 5, a vacated

alley, Lot 4, and Lot 3, South 88 degrees 10 minutes 00 seconds East 258.63 feet to an iron pin set on the north right of way of the Ohio Central Railroad;

Thence along the north line of said right of way, South 67 degrees 34 minutes 15 seconds West, 283.68 feet to an iron pin set;

Thence through said Frazier lands, and Lot 5, North 01 degrees 50 minutes 00 seconds East, 116.57 feet to the principal place of beginning, containing 0.35 acres more or less.

Parcel No. - Tract Two - Part of: 29-61-15-16-000 +- 0.35 Acres

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on the north line of Knoxville, as per the Plat of John N. Blizzard's Addition to Frazzysburg, as per Plat Book 1, Page 250.

This description is written based on a field survey completed, on September 20, 2011 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY**  
**NOT RECORDABLE**  
Jack D. Newcome, Reg. No. 7321

9-21-11  
Date



*ASD 9/22/2011*

# Boundary Survey and Alley Vacation Plat for Jerry Frazier

9/22/01

S 02°31'49"W  
12.06'

S 02°17'44"W  
12.00'

Alley 16.5' R\W

N 44°48'06"W  
1.07'

Northwest Corner of  
Lot 6, Plat of  
Knoxville, Pl. Bk. A-0,  
Pg. 105.

Jerald L. and  
Donna Frazier  
OR 1888-353  
+- 0.28 Acres

+- 0.18 Acres

Tract Two Jerald L. and Donna Frazier  
OR 1888-363  
+- 0.14 Acres

Lot 3

Lot 4

Lot 5  
Jerald and Donna  
Frazier  
OR 2257-448  
(Vacated Alley)

(Formerly the Pittsburgh, Cincinnati,  
Chicago, and St. Louis RR)

SITUATED IN:

State of Ohio, County of Muskingum, Village of  
Frazesburg, an being part of Lots, 3, 4, 5, 6,  
and the vacated alley between Lot 4, and 5  
of the Town Plat, formerly known as Knoxville, as  
per Plat Book A-0, Page 105, of the Muskingum  
County Records.

BASIS OF BEARINGS

Bearings are based on the North line of Knoxville,  
as per the Plat of John N. Blizzard's Addition to  
Frazesburg, as per Plat Book 1, Page 250.

REFERENCES

Pl. Bk. A-0, Pg. 105  
Pl. Bk. 1, Pg. 250  
Surveys by S. Bowman  
Survey by J.D. Newcome

## LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- Iron Pin Set, 5/8" rebar
- ⊞ Monument Found

Approved for Transfer  
No On-Lot Sewage  
Zanesville-Muskingum Co.  
Health Department

9/26/01  
Date

PARCEL NO.S  
Tract One

All of: 29-61-15-15-000 +- 0.28 Acres  
Part of: 29-61-15-16-000 +- 0.02 Acres  
Note: Parcel above not to be used as a  
separate building site or an independent parcel  
in the future without planning commission  
approval in accordance with applicable  
subdivision regulations. Parcel to be combined  
to 29-61-15-15-000.

Tract Two

Part of: 29-61-15-16-000 +- 0.35 Acres



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NOT RECORDABLE

Reg. Surveyor No. 7321

Newcome Surveying Company  
6515 Ballard Road  
Nashport, Ohio  
740-452-5796

