

63-09-02-09
100 PETOSKEY AVE

Being part of Lot 866 and part of Lot 867 in the Beechwood Park Addition in the Village of South Zanesville, Muskingum County, Ohio (and being all of the property conveyed to Floyd W. and Margaret S. Sturtz by a deed recorded in Deed Book 492, page 679, Aud. Par. #63-63-09-02-09-000) and being further bounded and described as follows:

Beginning for a point of reference at a $\frac{3}{4}$ inch pipe found at the Southwest corner of Lot 867 of Beechwood Park Addition as shown on the plat recorded in Plat Book 2, pages 99 and 100, said point being on the East line of Petoskey Avenue;

thence North $09^{\circ} 45' 00''$ East, along the East line of Petoskey Avenue, a distance of 14.00 feet to a steel axel found, being the true place of beginning of this tract;

thence continuing North $09^{\circ} 45' 00''$ East, along the East line of Petoskey Avenue, a distance of 86.00 feet to a steel bolt found;

thence with a curve to the right having a radius of 30.00 feet (a chord bearing and distance of North $54^{\circ} 45' 00''$ East 42.43 feet) an arc distance of 47.12 feet along the East line of Petoskey Avenue to a steel bolt found on the South line of West LaSalle Street;

thence South $80^{\circ} 15' 00''$ East, along the South line of West LaSalle Street, a distance of 48.00 feet to a steel axel found;

thence South $10^{\circ} 13' 11''$ East, along the West line of Lot 865 of the aforementioned Beechwood Park Addition, a distance of 118.00 feet to steel axel found;

thence North $82^{\circ} 42' 58''$ West, along the North line of a tract conveyed to Delmar L. and Janet E. Miller by a deed recorded in Deed Book 435, page 260, a distance of 118.41 feet to the place of beginning.

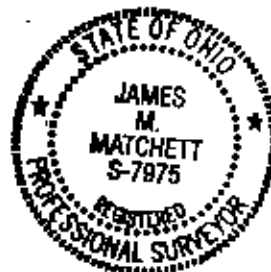
Containing 0.2524 acres, subject to any valid and existing easements, restrictions, leases or other conditions of record.

The bearings used in this description are based on the bearings shown on the plat of Beechwood Park Addition as recorded in Plat Book 2, pages 99-100. Pertinent documents are all deeds and plats mentioned and tax maps. All iron pins described as set are $\frac{5}{8}$ inch diameter, 30 inches long, solid reinforcing bars with plastic identification cap. All mention of Deed Books, Official Record Books and Plat Books refer to records on file in the Muskingum County Recorder's Office.

This description was prepared by James M. Matchett, Reg. Surveyor #7975, from an actual field survey made under my supervision during July of 2000.

**OFFICE COPY
NOT RECORDABLE**
Hitchens & Associates
James M. Matchett, Reg. Surv. #7975
July 27, 2000

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY 7/28/00
8-2-2000



JN #1919-07-00

BOUNDARY SURVEY

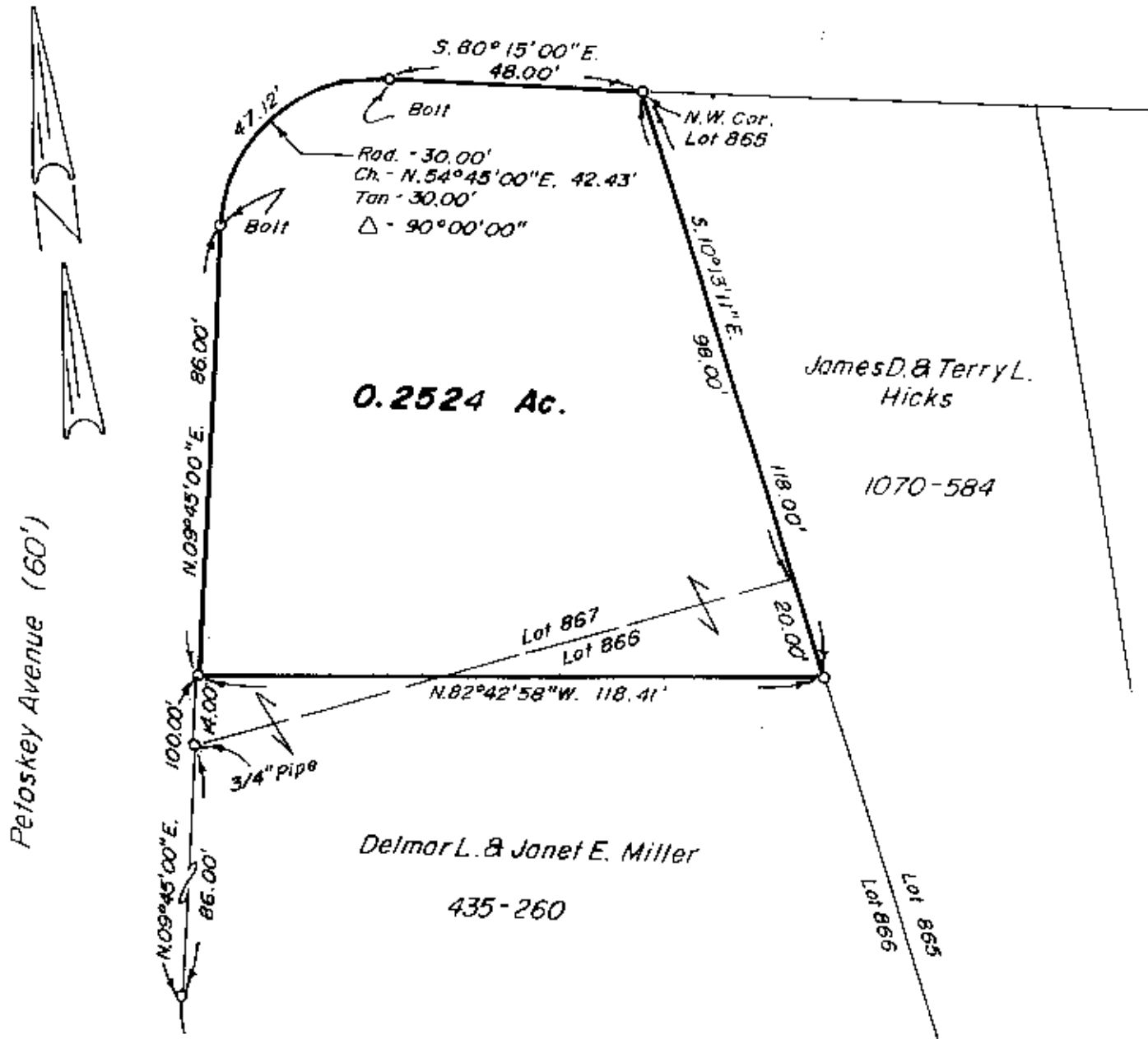
FOR

Jim Ronshausen

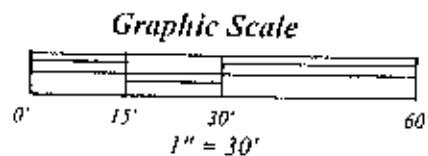
Being part of Lot 866 & Lot 867 in the Beechwood Park Addition, (P.B. 2, Pg. 99-100)
Village of South Zanesville, Muskingum County, Ohio

(Also being all of the property conveyed to Floyd W. and Margaret S. Stutz by a deed
recorded in Deed Book 492, page 679, And. Pur. #63-63-09-02-09-000).

West La Salle Street (60')



Legend
○ - Steel Axle Found
(unless shown otherwise)



Bearing Reference

The bearings shown on this plat are based on the bearing shown on the plat of Beechwood Park Addition as recorded in Plat Book 2, pages 99-100.

Pertinent Documents

Deeds and plat as shown and tax map.

Certification

I hereby certify this plat to be true and accurate based on an actual field survey made under my supervision during July 21, 2000.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY James M. Matchett
8-2-2000

**OFFICE COPY
NOT RECORDABLE**

James M. Matchett, Reg. Surveyor # 7975
July 21, 2000
job # 1919-07-00

