

73-03-08-35  
1642 SHARON AVE



**S.A. ENGLAND & ASSOCIATES**  
Professional Land Surveying  
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**Exhibit "A"**  
**Legal Description**  
**0.541 Acres**  
**all of Auditor's Parcel No. 73-03-08-035-000**

Situated in the Township of Wayne, County of Muskingum, State of Ohio, and being a part of Section 4, Township 12N, Range 13W, of the Congress Lands, and being more particularly described as follows;

Being a Survey of a parcel now or formerly conveyed to Raymond E. & Shirley A. Longfellow, as recorded in O.R. Book 1897, Page 895, in the Muskingum County Deed Records, also being all of Auditor's Parcel No. 73-03-08-35-000, and being further described as follows;

Commencing at an iron set on the South Right of Way Line of Sharon Avenue (State Route 146)(60' Wide) marking the Northeast corner of Lot 1 of Sharon Heights, as recorded in Plat Book 4, Page 143, in the Muskingum County Plat Records, also being on the Corporation Line of the City of Zanesville, and being the PRINCIPLE PLACE OF BEGINNING of the 0.541 Acre parcel herein to be described;

Thence, N 03°03'45" E 30.00 feet with said Corporation Line, to the centerline of said Sharon Avenue;

Thence, S 88°53'10" E 60.20 feet with the centerline of Sharon Avenue, to the Northwest corner of a parcel conveyed to Robert A. Makin, as recorded in Deed Volume 1158, Page 889;

Thence, S 03°03'45" W 391.03 feet leaving Sharon Avenue with the West line of said parcel conveyed to Makin, to a 1/2" o.d. iron pin found marking the Southwest corner thereof, also being on the North line of a parcel conveyed to Mike & Jodi Paul, as recorded in Deed Book 1160, Page 605, and passing over an axle found at 25.82 feet;

Thence, N 89°42'00" W 60.23 feet with the North line of said parcel conveyed to Paul, to a 1/2" o.d. iron pin found marking the Northwest corner thereof, and being on the East line of said Lot 1 of Sharon Heights, and being on the Corporation Line of the City of Zanesville;

Thence, N 03°03'45" E 361.89 feet with the East line of said Lot 1 of Sharon Heights, the same being said Corporation Line, to the PRINCIPLE PLACE OF BEGINNING, and containing 0.541 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Bearings of the above description are based on the East line of the Zanesville Corporation Line, as being N 03°03'45" 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 & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in July of 2005.

Dated 7/20/05

1601-05MU

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

~~OFFICE COPY  
NOT RECORDABLE~~



APPROVED FOR CLOSURE

A.L. Sewerhart  
7-18-2005 RS

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY A.L. Sewerhart  
7-18-2005 RS

EXEMPT FROM  
PLANNING COMMISSION

A.L. Sewerhart  
7-18-2005 RS

# Plat of Survey

Wayne Township, Muskingum County, State of Ohio  
part Section 4, Twp. 12N, Range 13W, Congress Lands

PREPARED FOR:

Mid-Ohio Title Agency  
601 Main Street  
Zanesville, Ohio

## PROPERTY LOCATION:

Situated in the Township of Wayne, County of Muskingum, State of Ohio, and being a part of Section 4, Township 12N, Range 13W, of the Congress Lands.

Being a Survey of a parcel now or formerly conveyed to Raymond E. & Shirley A. Longfellow, as recorded in O.R. Book 1897, Page 895, in the Muskingum County Deed Records, and being all of Auditor's Parcel No. 73-03-08-35-000.

Bearings of this plat are based on the East Corporation Line of the City of Zanesville, as being N 03°03'45" E, and is an assumed Meridian used to denote angles only.

Sharon Avenue (State Route 146)

S 88°53'10" E

60.20'

centerline

30.00'

25.82'

R/W Line

Place of Beginning:  
NE Corner Lot 1  
Sharon Heights  
Plat Book 4, Page 143

391.89'

391.03'

Corporation Line

361.89'

**0.541 Acres**

Richard E. & Shirley A. Longfellow  
O.R. Book 1897, Page 895

All of Auditor's Parcel No. 73-03-08-35-000

Robert A. Makin  
Deed Volume 1158, Page 889

CITY OF ZANESVILLE

N 03°03'45" E

WAYNE TOWNSHIP

S 03°03'45" W

N 89°42'00" W  
60.23'

Mike & Jodi Paul  
Deed Book Volume 1160, Page 605



APPROVED FOR CLOSURE

A.L. Swartzlander  
7-18-2005 DM

EXEMPT FROM  
PLANNING COMMISSION

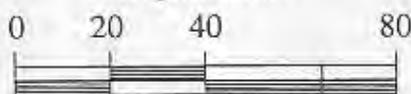
A.L. Swartzlander  
7-18-2005 DM

DESIGNATION APPROVED  
FOR AUDITOR'S TRANSMISSION

BY A.L. Swartzlander  
7-18-2005 DM

Sharon Heights Subdivision  
Plat Book 4, Page 143

Graphic Scale



1 Inch = 40 Feet

## LEGEND

- - Axle Found
- - 1/2" o.d. Iron Pin Found
- - Iron Pin Set  
5/8" Rebar with a Red I.D. Cap  
Labeled S.A. England #7452
- △ - Mag Nail Set
- (T) - Total Distance

I Hereby Certify That An Actual Survey Of  
The Premises Was Made And That This Plat  
Is Correct To The Best Of My Knowledge.

Date

7/20/05

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



PREPARED BY:

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