



73-03-04-09
1146 GREENWOOD AVE

Boutwell & Associates, Inc.

4058 Colonel Glenn Highway Beaver Creek, Ohio 45431 Phone 1-937-431-4755 Fax 1-937-431-4775

Boundary, Subdivision, Land Planning, Construction Staking, GPS

LEGAL DESCRIPTION PART LOTS NO. 2 AND 3

FOX AND JOHNSON'S ADDITION TO THE CITY OF ZANESVILLE
WAYNE TOWNSHIP
COUNTY OF MUSKINGUM
STATE OF OHIO
0.1198 ACRES

Situate in City of Zanesville, County of Muskingum, State of Ohio, Township of Wayne, being part of Lots No. 2 and 3 of the Fox and Johnson's Addition to the City of Zanesville as recorded in Plat Book 1, page 247 and being all of the land conveyed to Edward E. and Shirley Kelly as recorded in Deed 1063, page 154-156 (all references to Plat's, Deed's, Microfiche's, I. R. Deed's, etc. refer to the Muskingum County Recorder's Office unless noted otherwise) and being more particularly described as follows:

Commencing at a 1/2 inch iron pin found, in the south right-of-way line of Greenwood Avenue (80.00' R/W), being the original northeast corner of Lot No. 2 and the original northwest corner of Lot No. 3 of said Fox and Johnson's Addition, (Part Lots No. 2 and 3 have been conveyed to The Downing Co., Inc. as recorded in Deed 1150, page 58) and the TRUE POINT OF BEGINNING for the hereinafter described tract;

Thence with the property lines of said The Downing Co. Inc. Part Lots 2 and 3 the following two (2) courses

1. South $13^{\circ} 10' 21''$ East a distance of 75.80 feet to a 5/8 inch iron pin set (Boutwell & Associates);
2. South $83^{\circ} 00' 47''$ West a distance of 74.83 feet to a 5/8 inch iron pin set (Boutwell & Associates), being the east line of said Part Lot No. 1 of said Fox and Johnson's Addition, conveyed to Larry D. McGee as recorded in Deed 1919, page 373;

Thence North $01^{\circ} 13' 04''$ West with the east line of said McGee's Part No. 1 a distance of 81.64 feet to a 5/8 inch iron pin set (Boutwell & Associates), being the northeast corner of said McGee's Part Lot No. 1 and the south right-of-way of said Greenwood Avenue;

Thence North $88^{\circ} 45' 00''$ East with the south right-of-way line of said Greenwood Avenue a distance of 58.75 feet returning to the TRUE POINT OF BEGINNING.

Containing 0.1198 total acres, (0.1064 acres within Part Lot No. 2 and 0.0134 acres within Part Lot NO. 3), more or less.

Subject to all legal highways, easements, restrictions, and conditions of record.

Basis of Bearing: North 88° 45' 00" East, being the south right-of-way line of Greenwood Avenue, Per Fox and Johnson's Addition as recorded in Plat Book 1, page 247.

Prior References: Deed 1063, pages 154-156.

Property commonly known as: 1446 Greenwood Avenue, Zanesville, Ohio 43701.

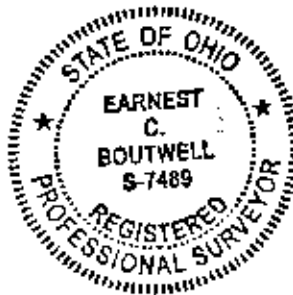
Parcel #: 73-03-04-09, 73-03-04-10 and 73-03-04-11.

This description is based upon a field survey conducted under the supervision of Earnest C. Boutwell, Registered Surveyor, Ohio License Number 7489, in March 2005.

Boutwell Associates, Inc.

Job No. 05-1669-Mus.

Earnest C. Boutwell
Earnest C. Boutwell
Ohio License Number 7489



APPROVED FOR CLOSURE

ASB 3-21-2005

EXEMPT FROM
PLANNING COMMISSION

ASB 3-24-2005

OFFICE COPY
NOT RECORDABLE

3-14-05

CERTIFICATION:
THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH
4733-37 OF THE OHIO ADMINISTRATIVE CODE. I CERTIFY
THAT THIS PLAT OF SURVEY WAS UNDER MY DIRECT SUPERVISION
AND IS BASED ON AN ACTUAL FIELD SURVEY, COMPLETED
IN MARCH, 2005.

OCCUPATIONAL STATEMENT:
OCCUPATION IN GENERAL FITS SURVEY. THERE IS NO
EVIDENCE OF OCCUPATION OTHER THAN SHOWN. ALL
FOUND MONUMENTATION WERE STRAIGHT AND IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

THIS SURVEY WAS PREPARED IN THE ABSENCE
OF A COMPLETE AND ACCURATE TITLE SEARCH.

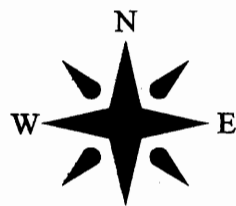
REFERENCES AS SHOWN

APPROVED FOR CLOSURE

Ed Mc 3-21-2005

EXEMPT FROM
PLANNING COMMISSION

Ed Mc 3-21-2005



73-03-09-09

73-03-09-10

73-03-09-11

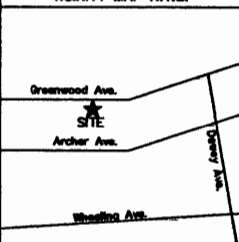
BASIS OF BEARING:

N 88°45'00" E; BEING THE SOUTH
RIGHT-OF-WAY LINE OF GREENWOOD
AVENUE PER FOX AND JOHNSON'S ADDITION
AS RECORDED IN P.B. 1, PG. 247.

0' 40' 80' 120'

GRAPHIC SCALE 1"=40'

VICINITY MAP N.T.S.



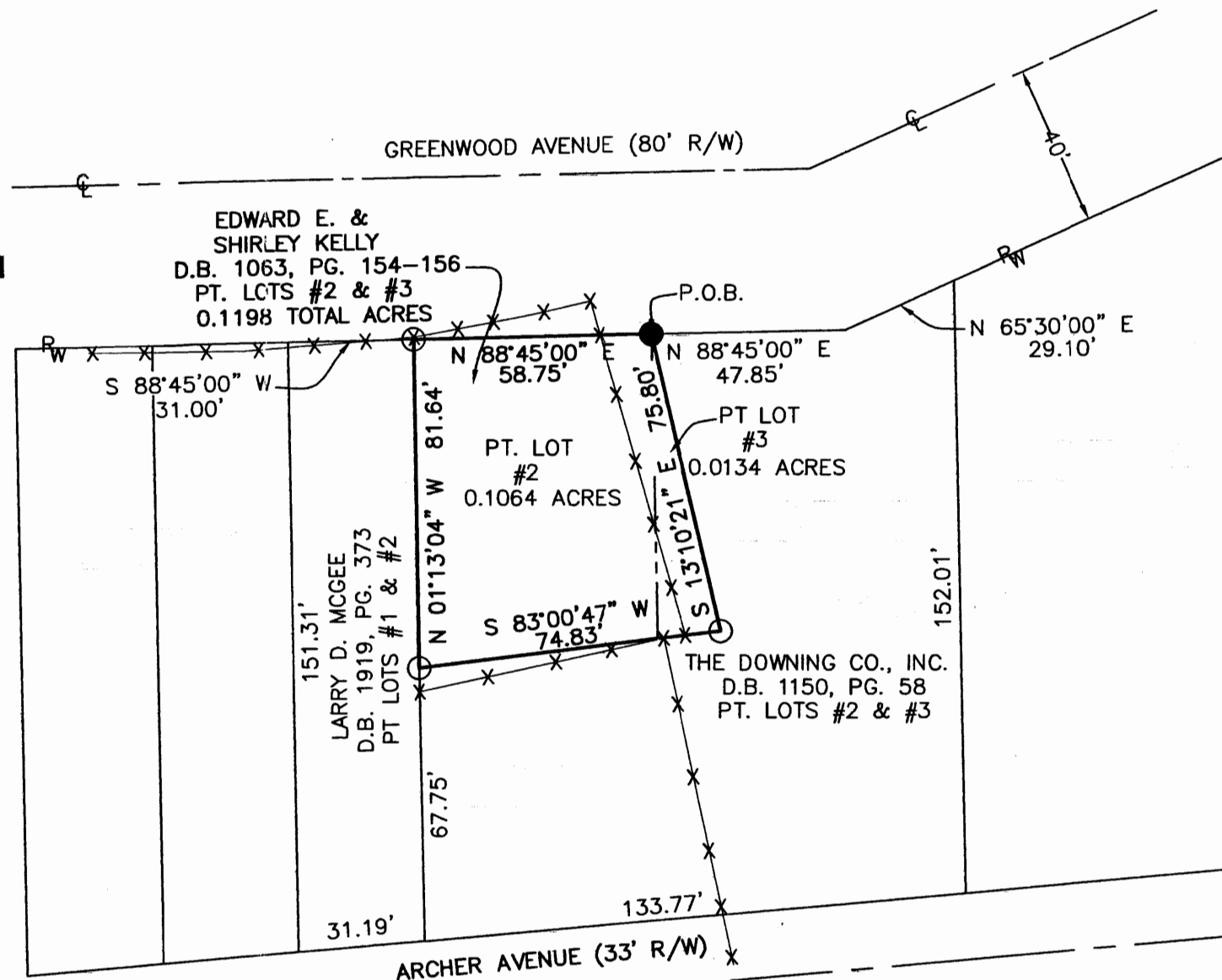
Boutwell & Associates, Inc.
Commercial and Residential Surveys

4058 Col. Glenn Highway, Beavercreek, Ohio 45431
Phone: (937) 431-4755, Fax: (937) 431-4775

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NOT RECORDABLE

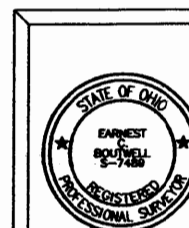
Ed Mc 3-14-05
EARNEST C. BOUTWELL
STATE OF OHIO REGISTERED SURVEYOR #7489

PLAT OF SURVEY
BEING PT. LOTS No. 2 AND No. 3
FOX AND JOHNSON'S ADDITION TO THE CITY OF ZANESVILLE, P.B. 1, PG. 247
WAYNE TOWNSHIP, MUSKINGUM COUNTY, STATE OF OHIO
0.1064 ACRES PT. LOT 2, 0.0134 ACRES PT. LOT 3
0.1198 TOTAL ACRES



LEGEND:

- = 1/2" Ø IRON PIN (FOUND)
- = 3/4" Ø IRON PIPE (FOUND)
- = 5/8" Ø IRON PIN (SET)
- XX = CHAIN LINK FENCE



1446 GREENWOOD AVE.

DRAWN KKB	DATE 3/7/05	PLAT OF SURVEY PREPARED FOR EDWARD E. & SHIRLEY KELLY
APPROVED EB	DATE 3-14-05	PROJECT NO. 05-1669
SCALE 1"=40'	SHEET 1 OF 1	