



73-03-07-00

Know all Men by these Presents

That Russell E. Hall and Frances P. Hall, husband and wife, and Cheryl A. Guss and Kenneth Guss, husband and wife,

in consideration of Twenty-two Thousand and 00/100ths ^{of} Muskingum County, Ohio, (\$22,000.00)

to them in hand paid by Jan V. Sebach

whose address is 757 Spangler Drive, Zanesville, Ohio

do hereby Grant, Bargain, Sell and Convey to the said Jan V. Sebach

assigns forever, the following described Real Estate, situate in the his heirs and
of Wayne Township
in the County of Muskingum
and State of Ohio.

Being a part of Lot No. 1 of a plat of lots made by order of the Court of Common Pleas of Muskingum County which plot is recorded in said Court in Record Book 35, Page 624 and being in Section 4, Township 12, Range 13, Wayne Township, and in the City of Zanesville, Muskingum County, Ohio and more particularly described as follows:

Beginning, for reference, at a point in the Southwest Corner of Lot No. 1; thence North 83° 53' 37" East 198 feet with the North line of Sharon Avenue (State Route #146) to an iron pin found and the principle place of beginning of the tract surveyed; thence North 2° 35' 13" West 132.32 feet to an iron pin found; thence North 83° 53' 37" East 38.34 feet to an iron pin; thence South 0° 00' 00" West 132.82 feet to an iron pin found in the North line of Sharon Avenue (State Route #146); thence South 83° 53' 37" West 32.34 feet, with the North line of Sharon Avenue (State Route #146), to the principle place of beginning.

The tract as surveyed contains 0.107 acres, more or less, subject to all easements of record.

The bearings noted in the above description are based on the North line of Sharon Avenue (State Route #146) as being North 83° 53' 37" East.

Surveyed and description written by Ronald M. Merckle, Ohio Reg. Surveyor No. 6473, and being a re-survey of the lands described in Volume 699, Page 207, Muskingum County Records.

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DESCRIPTION APPROVED
For Auditor's transfer

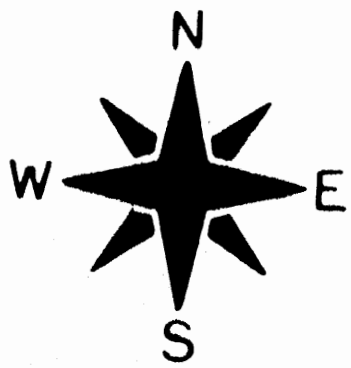
By W. F. Denison 4-16-80

Last Transfer: Deed Record Volume , Page

and all the Estate, Right, Title and Interest of the said grantor in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantee, his heirs and assigns forever.

And the said Russell E. Hall and Frances P. Hall, husband and wife, and Cheryl A. Guss and Kenneth Guss, husband and wife,

do hereby Covenant and Warranty that the title so conveyed is Clear, Free and Unincumbered, and that they will defend the same against all lawful claims of all persons whomsoever.



LOT NO. 1

() = DEED DISTANCE

S.W. CORNER OF LOT NO. 1
OF A PLAT OF LOTS MADE
BY ORDER OF THE COURT OF
COMMON PLEAS WHICH PLOT
IS RECORDED IN SAID COURT
IN RECORD BOOK 35, PAGE
624.

NORTH

N 83° 53' 37" E

NORTH LINE SHARON AVE.

131.91'

16.09'

50.00'

198'

(33.00')

32.34'

S 83° 53' 37" W

40.00'

SOUTH LINE SHARON AVE

N 83° 53' 37" E
38.34'
(39.00')

0.107 ACRE

(133.00')
132.82'

S 0° 00' 00" W

N 2° 35' 13" W
132.32'

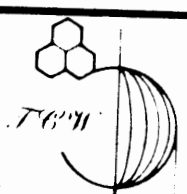
1183-53 E
N 2-35 W
8628

BEING A PART OF LOT NO. 1
IN
SECTION 4, TOWNSHIP 12, RANGE 13,
WAYNE TOWNSHIP AND IN THE CITY OF ZANESVILLE
MUSKINGUM COUNTY, OHIO

73-03-07

The T & W Company

BOX 648 • NEW LEXINGTON, OHIO 43764 • 614/342-3724



ENGINEERING
SURVEYING
RESOURCE DEVELOPMENT

SURVEY FOR: KENNY GUSS

DATE: APRIL 14, 80

● IRON PIN SET

RANGE 13

⊙ IRON PIN FOUND

TOWNSHIP 12

⊕ POST

SECTION 4

▲ RAILROAD SPIKE SET

POL. TOWNSHIP: WAYNE

△ RAILROAD SPIKE FOUND

COUNTY: MUSKINGUM

* OFFICE COPY

• POINT

NOT RECORDABLE

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NOT RECORDABLE

RONALD M. MERCKLE
OHIO REG. SURVEYOR No. 6473

THOMAS C. WILSON
OHIO REG. SURVEYOR No. 6465

68-19 - call for 4-974

DESCRIPTION OF SURVEY FOR
UNITED TECHNOLOGIES AUTOMOTIVE DIVISION JOB#690BLA

BOUNDARY LINE AGREEMENT

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and Township of Wayne:

Being a boundary line agreement between United Technologies Automotive Division claiming ownership by deed references Deed Book Volume 1003, Page 251 and Deed Book Volume 671, Page 126 and H & J McMillan claiming ownership by deed reference Deed Book Volume 1103, Page 499, both properties being located in Sections #4 and #5 of, Township #12, Range #13, of the Congress Lands East of the Scioto River, and more particularly described as follows;

Commencing at an iron pin (set) at the Southeast corner of Lot #5, also being the Northeast corner of Lot #3, and on the West line of Lot #2, all of Best's Subdivision as recorded in Plat Book "A-O", Page 57; thence S 87 53 00 E 48.42 feet along the extension of the South line of said Lot #5 and North line of the D Gladman property recorded in deed reference Deed Book 576, Page 314 to an iron pin (set) on the West right of way line of Harris Road, also being the place of beginning for the boundary line agreement herein intended to be described;

- #1- thence N 51 12 40 E 184.84 feet along the West side of Harris Road to an iron pin (set);
- #2- thence N 44 28 20 E 38.15 feet along a chord for a curve to the left for said West right of way, said curve having a radius of 215.55 feet and arc length of 38.20 feet to an iron pin (set);
- #3- thence S 72 57 50 E 299.42 feet crossing Harris Road and along the South line of a 0.935 acre parcel described in deed reference Deed Book Volume 671, Page 126, to a power pole (found) as described in said 0.935 acre description, passing an iron pin (set) on the East right of way of Harris Road at 42.70 feet;
- #4- thence N 13 52 50 E 221.93 along the East line of said 0.935 acre parcel to an iron pin (set) on the South side of an existing chain link fence;
- #5- thence N 79 08 20 E 176.01 feet along the South side of said fence, crossing from said Section #5 (City of Zanesville) into Section #4 (Wayne Township) to an iron pin (set) at a corner of said fence;
- #6- thence N 02 27 20 E 186.23 feet along the East side of said fence to an iron pin (set);
- #7- thence N 54 57 20 E 242.69 feet leaving said fence to an iron pin (set);
- #8- thence N 02 16 00 E 54.75 feet to an iron pin (set) in the center of the N & W Railroad, being the termination point for said boundary line agreement.

The bearings within the description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on March 13, 1996, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the boundary line agreement described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

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Charles R. Harkness PLS #6885

NORTH

The bearings on this plat are based on State Plane Coordinate Grid as derived from a Solar Observation (Local Hour Angle Method).

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and Township of Wayne:

Being a boundary line agreement between United Technologies Automotive Division claiming ownership by deed references Deed Book Volume 1003, Page 251 and Deed Book Volume 671, Page 126 and H & J McMillan claiming ownership by deed reference Deed Book Volume 1103, Page 499, both properties being located in Sections #4 and #5 of, Township #12, Range #13, of the Congress Lands East of the Scioto River:

United Technologies Automotive
Vol. 1003, Page 251

Pallas Street

Ceramic Avenue

Section #5
City of Zanesville
Wayne Township
Section #4

United Technologies Automotive
Volume 1003, Page 251

H & J McMillan
Vol. 1103, Page 499

H & J McMillan
Vol. 1103, Page 499

REFERENCES NOT SHOWN OR LISTED:
A plat of East Greenwood Terrace as delineated in Plat Book 4, Page 101.
A plat of Shipps & Hearings Addition as delineated in Plat Book 4, Page 1.
A plat of Best's Subdivision as delineated in Plat Book "A-0", Page 57.
A change and extension plat of East Greenwood Terrace as delineated in Plat Book 5, Page 51.
Muskingum County Tax maps of the area.
A USGS 7 1/2 Min Topo Quad Map (Zanesville East)

CURVE DATA:
COURSE BEARING DISTANCE
N 44°28'20"E 38.15'
RAD.: 215.55' TAN.: 19.15'
LEN.: 38.20' DELTA: 10°09'20"

Essex International
Vol. 671, Page 126

S. Line 0.935
Acre Parcel Sold to Essex
S 72°57'50"E 299.42'
Passing 42.70'

Power Pole

H & J McMillan
Vol. 1103, Page 499

D. Gladman
Vol. 1027, Pg. 414

D. Gladman
Vol. 576,
Pg. 314

M & C Untied
Vol. 506, Page 447

LOT #3

LOT #2

LOT #5

LOT #2

Green Street

C/L N & W Railroad

C/L N & W Railroad

East Side of Existing
Chain Link Fence

South Side of Existing
Chain Link Fence

From Corner
N 13°57'40"E
0.55'

N 79°08'20"E 176.01'

N 02°16'00"E
106.37'

N 02°16'00"E
54.75'

N 54°57'20"E 242.69'

N 02°27'20"E 186.23'

LEGEND

- STONE (FOUND) WITH X
- CONCRETE MONUMENT (FOUND)
- AXLE (FOUND)
- IRON PIPE (FOUND)
- IRON PIN (FOUND)
- RAILROAD SPIKE (FOUND)
- PK NAIL (FOUND)
- POINT
- IRON PIN (SET) 5/8" REBAR WITH IDENTIFICATION CAP (C R HARKNESS PLS 6685)

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey and is intended to be used for a Boundary Line Agreement between the properties shown and does not intend to prevail or any easements of record, nor encroachments, unless otherwise indicated.

Charles R. Harkness Surveying & Mapping Inc.
NOT RECORDED

100 0 100 200 300
GRAPHIC SCALE - FEET

SURVEY FOR:			
United Technologies Automotive			
Ceramic Avenue			
Zanesville, Ohio 43701			
SECTION: #4 & #5		TOWNSHIP: #12	RANGE: #13
Wayne/ Zanesville		COUNTY: Muskingum	STATE OF OHIO
Survey Date: 3-13-96		Drw date 4-5-96 By: SB	
C. R. HARKNESS SURVEYING & MAPPING INC.			
768 DRYDEN ROAD			
Zanesville, Ohio 43701		Phone (614) 454-6367	
Job Number:		Drawing/Sheet No.	
#690		Boundary Line	