



Linn Engineering, Inc.

Civil Engineering Consultants

614-452-7434 • FAX 614-452-5198

534 Market Street • P.O. Box 2671 • Zanesville, Ohio 43702-2671

81-08-0101

1107 MUSKINGUM AVE

Situated in the State of Ohio, County of Muskingum, City of Zanesville, bounded and described as follows:

Being all of Lots 44, 45, 56, 57, 68 and 69 of the "Fair Oaks Addition to the City of Zanesville", as recorded in Plat Book 2 Page 35 of Muskingum County Records, more particularly described as follows:

Beginning at an axle found at the northeast corner of Lot 44 of the Fair Oaks Addition to the City of Zanesville;

thence South 00 degrees 04 minutes 32 seconds West 301.68 feet, along the east line of Lots 44, 45, 56, 57, 68 and 69, to an iron pin set on the southeast corner of Lot 69;

thence along the south line of Lot 69 on a bearing South 89 degrees 19 minutes 49 seconds West 193.56 feet to an iron pin set on the southwest corner of Lot 69;

thence North 00 degrees 35 minutes 00 seconds ^{west} 300.87 feet, along the west line of Lots 69, 68, 57, 56, 45 and 44, to an iron pin set on the northwest corner of Lot 44;

thence along the north line of Lot 44 on a bearing North 89 degrees 06 minutes 10 seconds ^{east} 197.03 feet to the place of beginning, containing 1.35 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on the east line of Moxahala Avenue as depicted on the "Fair Oaks Addition to the City of Zanesville" in Plat Book 2 Page 35.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

This description is written based on a survey completed August 6, 1996 by Timothy H. Linn, Reg. No. 7113.

Timothy H. Linn
Reg. No.



8/23/96
Date

Zanesville Stoneware
Page 2

Parcel No.:

All of:	81-81-08-01-01-000	(+0.11 ac.)
	81-81-08-01-02-000	(+0.11 ac.)
	81-81-08-01-03-000	(+0.04 ac.)
	81-81-08-01-04-000	(+0.05 ac.)
	81-81-08-01-05-000	(+0.13 ac.)
	81-81-08-01-21-000	(+0.22 ac.)
	81-81-08-01-22-000	(+0.23 ac.)
	81-81-08-01-23-000	(+0.23 ac.)
	81-81-08-01-24-000	(+0.23 ac.)

Total Acreage: (1.35 ac.)

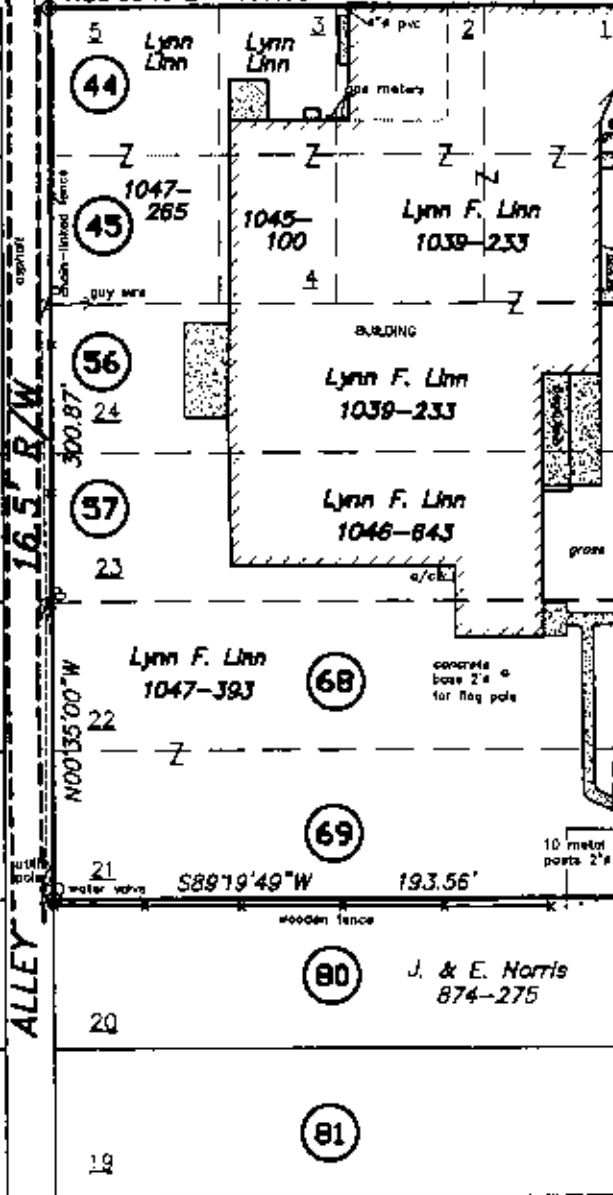
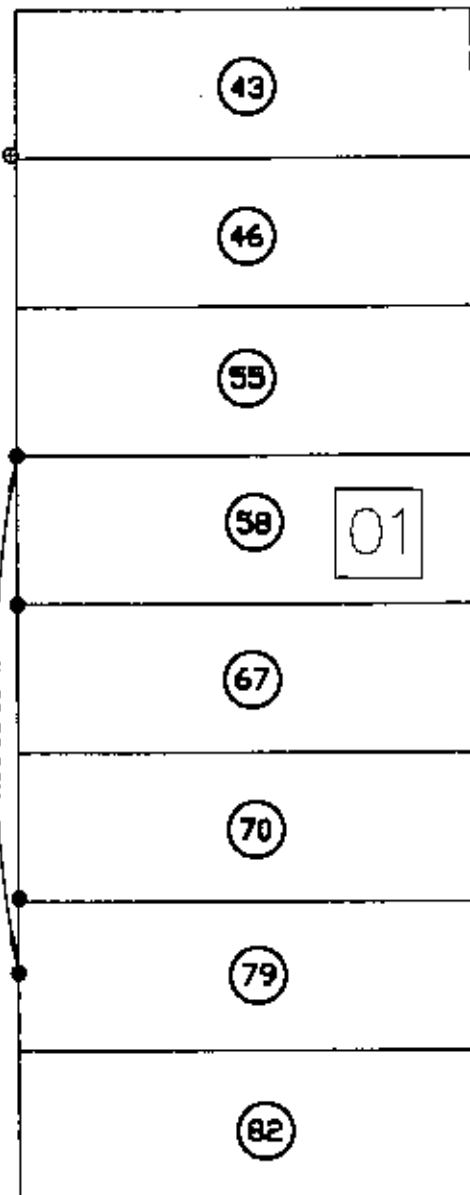
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY ASD
8-26-96

MOXAHALA AVENUE 66' R/W

Right of Way Center Line

LINCOLN STREET 40' R/W



Northeast Corner of Lot 44 in Fair Oaks Addition to the City of Zanesville, Plat Book 2, Page 35

MUSKINGUM AVENUE

MUSKINGUM RIVER

SITUATED IN

The State of Ohio, County of Muskingum, City of Zanesville, and being all of Lots 44, 45, 56, 57, 68 and 69 of the "Fair Oaks Addition to the City of Zanesville", Plat Book 2, Page 35 of Muskingum County Records.

BASIS OF BEARING

Bearings are based on the east line of Moxahala Avenue being N 00°35'00" W, as shown on Plat Book 2, Page 35, "Fair Oaks Addition to the City of Zanesville".

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- x— Fence Line
- Axis Found
- Concrete
- Z Property Hook

REFERENCES

DB 874-275
DB 1039-233
DB 1045-100
DB 1046-643
DB 1047-265
DB 1047-393
Plat Book 2, Page 35 (Fair Oaks Addition to the City of Zanesville)

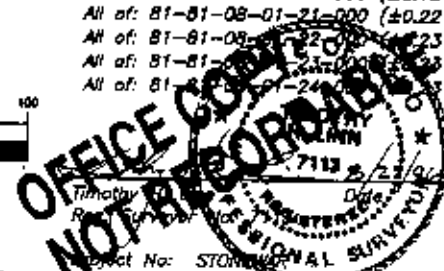
PARCEL NOS.

All of: 81-81-08-01-01-000 (±0.11 Ac.)
All of: 81-81-08-01-02-000 (±0.11 Ac.)
All of: 81-81-08-01-03-000 (±0.04 Ac.)
All of: 81-81-08-01-04-000 (±0.05 Ac.)
All of: 81-81-08-01-05-000 (±0.13 Ac.)
All of: 81-81-08-01-21-000 (±0.22 Ac.)
All of: 81-81-08-01-22-000 (±0.23 Ac.)
All of: 81-81-08-01-23-000 (±0.23 Ac.)
All of: 81-81-08-01-24-000 (±0.23 Ac.)

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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