

81-17-02-02
565 WOODLAWN AVE

PERRY ASSOCIATES, INC.

CONSULTING ENGINEERS & SURVEYORS

P.O. BOX 429 THORNVILLE, OHIO 43076

OHIO PHONE 1-800-648-8151 FAX 1-800-648-8150

Deed Description of 0.155 Acres +/- or 6,731 sq.ft.

Being a resurvey of Auditor's Permanent Parcel Number 80-81-17-02-02-000, as conveyed to Global Property Investments as described and recorded in Deed Volume 1630 Page 952, as found in the Muskingum County Recorder's Office, and being more particularly described as follows;

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being a part of Lot #5 of Walpole's Subdivision of Out-Lot #28 of Putnam, Deed Book "G" Page 366, and being further described as follows;

COMMENCING, at a 3/4" iron pipe found marking the Southeast corner of Lot #6 of Walpole's Subdivision of Out-Lot #28 of Putnam, Deed Book "G" Page 366, Thence, N 00° 00' 00" W, with the West right of way line of Woodlawn Avenue (66 feet wide), 86.00 feet to an iron pin set marking the Northeast corner of a parcel conveyed to John D. and Sharon L. Zigo as described and recorded in Deed Volume 753 Page 224, said point also marks the East line of Lot #5, the Southeast corner of and THE TRUE PLACE OF BEGINNING of the 0.155 acre parcel herein described;

Thence, leaving the West right of way line of Woodlawn Avenue, the East line of Lot #5, N 88° 16' 40" W, with the North line of the Zigo parcel, 143.17 feet to an iron pin set on the East line of the C. & M.V. Railroad Company, said point also marks the West line of Lot #5, the Northwest corner of the Zigo parcel, and the Southwest corner of the 0.155 acre parcel herein described;

Thence, leaving the North line of the Zigo parcel, N 15° 54' 31" W, with the East line of the Railroad Company, the West line of Lot #5, 47.20 feet to an iron pin set marking the Southwest corner of a parcel conveyed to John White as described and recorded in Deed Volume 597 Page 286, said point also marks the Northwest corner of the 0.155 acre parcel herein described;

Thence, leaving the East line of the Railroad Company, the West line of Lot #5, S 88° 16' 40" E, with the South line of the White parcel, 156.11 feet to an iron pin set marking the West right of way line of the aforementioned Woodlawn Avenue, said point also marks the East line of Lot #5, the Southeast corner of the White parcel, and the Northeast corner of the 0.155 acre parcel herein described;

Thence, leaving the South line of the White parcel, S 00° 00' 00" E, with the West right of way line of Woodlawn Avenue, the East line of Lot #5, 45.00 feet to THE TRUE PLACE OF BEGINNING.

Said parcel as re-surveyed contains 0.155 Acres or 6,731 sq.ft. more or less, and is subject to all legal easements and right of ways of record.

Bearings of the above description are based on the West line of Woodlawn Avenue, as being N 00° 00' 00" W, and are used to denote angles only.

Note: All Deed Books, Deed Volumes, and Pages referenced to above are found in the Office of the Recorder, Muskingum County, Ohio.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with orange caps labeled "Dennis P. Hagan #6917".

The above description is based on an actual field survey by or under the direct supervision of Dennis P. Hagan Registered Surveyor #6917 in May, 2002.

Dated _____

deed2002\0204034

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

5-13-2002

OFFICE COPY
NOT RECORDABLE

Dennis P. Hagan P.E., P.S.
Ohio Registered Surveyor #6917

CONSULTING ENGINEERS AND SURVEYORS
P.O. BOX 429 THORNVILLE, OHIO 43076
PH: 1-800-848-8151 FAX: 1-800-848-8150

GRAPHIC SCALE

0 15 30 60

1 inch = 30 ft.

PREPARED FOR:
CRESSENT TITLE AGENCY
Re: CHRIS & ASHLEY PETIT
565 WOODLAWN AVENUE
ZANESVILLE, OHIO 43701

BEING A RESURVEY OF AUDITOR'S PERMANENT PARCEL NUMBER
80-81-17-02-02-000 AS CONVEYED TO GLOBAL PROPERTY
INVESTMENTS AS DESCRIBED AND RECORDED IN DEED VOLUME 1630
PAGE 952 AS FOUND IN THE MUSKINGUM COUNTY RECORDER'S
OFFICE, MUSKINGUM COUNTY, OHIO.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, BEING A PART OF LOT #5 OF WALPOLE'S SUBDIVISION OF OUT-LOT #28 OF PUTNAM, DEED BOOK "G" PAGE 368.

BEARINGS OF THIS PLAT ARE BASED ON THE WEST LINE OF WOODLAWN AVENUE (66' WIDE), AS BEING N 00°00'00" W, AND ARE USED TO DENOTE ANGLES ONLY.

NOTE: THIS SURVEY IS SUBJECT TO ALL UTILITY
AND ROAD RIGHT OF WAYS OF RECORD.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL
FACTS THAT A FULL AND COMPLETE TITLE RESEARCH
MAY REVEAL.

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS
MADE OF THE PREMISES BY PERRY ASSOCIATES, INC.,
IN MAY 2002, AND THAT THIS PLAT IS CORRECT TO
THE BEST OF MY KNOWLEDGE.

NOTE: ALL IRON PINS SET ARE 5/8" o.d. IRON REINFORCING BARS 30 INCHES LONG WITH ORANGE CAPS LABELED "DENNIS P. HAGAN 6917".

DATED

DENNIS P. HAGAN P.E., P.S.
OHIO REGISTERED SURVEYOR #6917

○ - 3/4" IRON PIPE FOUND
 ● - IRON PIN SET
 ▲ - RAILROAD SPIKE FOUND
 ☆ - P.K. NAIL FOUND
 △ - WAG NAIL SET
 ⊕ - CENTERLINE OF ROADWAY
 (T) - TOTAL DISTANCE



COMMENCING, AT A 3/4" IRON PIPE FOUND
MARKING THE SOUTHEAST CORNER OF LOT #6
OF WALPOLE'S SUBDIVISION OF OUT-LOT #28
OF PUTNAM, DEED BOOK "G" PAGE 366, CITY
OF ZANESVILLE, MUSKINGUM COUNTY, OHIO.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY W. L. S.

5-13-2008

Sent By: [redacted]