

BOWMAN SURVEYING
Zanesville, Ohio 43701
PH. (740) 819-1087

SURVEY DESCRIPTION
FOR
Z-Right Bank, LTD

PART OF AUDITORS PARCEL
81-20-01-03-000 (0.11 Acres) (H.N. 154)

Situated in the 6TH ward, City of Zanesville, Muskingum County, Ohio. Being part of the lands of Z-Right Bank, LTD conveyed in tract 1 in Deed book 1664 page 99 of the Muskingum County Deed records and being described as follows:

Commencing at the Southwest corner of the intersection of Muskingum Avenue and Woodlawn Avenue; Thence, N.07°53'13"W. a distance of 109.22 feet across Muskingum Avenue to a found iron pin on the Southeast corner of the lands of Z-Right Bank, LTD. (1664/099) on the Northern line of Muskingum Avenue; Thence, N.45°26'09"W. a distance of 60.31 feet along the North line of Muskingum Avenue to a set rebar; Thence, N.45°26'09"W. a distance of 62.92 feet along Muskingum Avenue to a point, BEING THE POINT OF BEGINNING;

Thence, N.45°26'09"W. a distance of 35.02 feet the North line of Muskingum Avenue to a point;

Thence, N.45°24'30"E. a distance of 23.13 feet through the lands of Z-Right Bank, LTD (1664/099), and along and through a common wall with House number 150 to a point;

Thence, S.44°35'23"E. a distance of 8.00 feet through the lands of Z-Right Bank, LTD (1664/099), and along and through a common wall with House number 150 to a point;

Thence, N.45°24'23"E. a distance of 139.13 feet through the lands of Z-Right Bank, LTD (1664/099), and along and through a common wall with House number 150 to a point at the low water mark of the Muskingum River;

Thence, S.50°01'27"E. a distance of 27.75 feet along the Muskingum River to a point;

Thence, S.45°37'04"W. a distance of 164.38 feet through the lands of Z-Right Bank, LTD (1664/099), and along and through a common wall with House number 158 to the point of beginning, passing a set rebar at 57.89'.

The above described parcel contains 0.11 acres, more or less, and is subject to all legal easements and right of ways. All set rebars are 5/8" x 30" rebars with plastic I.D. caps. North is based upon an assumed meridian.

Attached to and reserving from the above described parcel is a 20 foot wide right of way for ingress and egress described as follows:

Commencing at the Southwest corner of the intersection of Muskingum Avenue and Woodlawn Avenue; Thence, N.07°53'13"W. a distance of 109.22 feet across Muskingum Avenue to a found iron pin on the Southeast corner of the lands of Z-Right Bank, LTD. (1664/099) on the Northern line of Muskingum Avenue; Thence, N.45°26'09"W. a distance of 60.31 feet along the North line of Muskingum Avenue to a set rebar, being the point of beginning;

Thence, N.45°36'51"E. a distance of 85.32 feet to a point; Thence, N.44°22'47"W. a distance of 90.24 feet to a point on the West line of the above described parcel; Thence, N.45°24'23"E. a distance of 20.00 feet along said west line to a point; Thence, S.44°22'47"E. a distance of 110.31 feet to a point; Thence, S.45°36'51"W. a distance of 104.95 feet to a point on the North line of Muskingum Avenue; Thence, N.45°26'09"W. a distance of 20.00 feet along the North line of Muskingum Avenue to the point of beginning.

Reserving from the above described parcel and is to be attached to House Number 150 an easement for the use of the upstairs area described as follows:

Beginning at the Northwest corner of the above described parcel, located on the North line of Muskingum Avenue; Thence, N.45°24'30"E. a distance of 23.13 feet to a point; Thence, S.44°35'23"E. a distance of 8.00 feet to a point; Thence, N.45°24'23"E. a distance of 9.46 feet to a point; Thence, S.44°23'33"E. a distance of 1.33 feet to a point in a common wall between House Number 150 and 154; Thence, S.45°36'46"W. a distance of 32.46 feet along said common wall to a point; Thence, N.45°26'09"W. a distance of 9.22 feet to the point of beginning.

Attached to and reserving from the above described parcel is a easement for the installation, maintenance, and operation of utilities to include, but not limited to electric, water, gas and cable. The easement meanders as needed through the ceilings of house numbers 142, 146, 150, and 154.

Description was prepared from an actual field survey by Bowman Surveying, Stephen M. Bowman, P.S.#7135. June 22, 2005.

APPROVED FOR CLOSURE

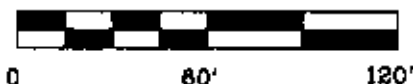
ASB 6-24-2005

EXEMPT FROM
PLANNING COMMISSION

ASB 6-24-2005

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NOT RECORDABLE**

SCALE 1" = 60'



SURVEY PLAT FOR Z-RIGHT BANK, LTD

SITUATED IN THE 8TH WARD, CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO, BEING PART OF THE LANDS OF Z-RIGHT BANK, LTD. CONVEYED IN TRACT 1 IN DEED BOOK 1864 PAGE 99 OF THE MUSKINGUM COUNTY DEED RECORDS.



LEGEND

- IRON PIN FOUND
● 1/2" X 30" REBAR SET
W/ I.D. CAP
○ POINT
Y RESERVED EASEMENT AREA
INDICATES HOUSE NUMBER

NOTES

APPROVED FOR CLOSURE

CITY OF ZANESVILLE

I CERTIFY THIS DRAWING WAS PREPARED
FROM AN ACTUAL FIELD SURVEY I CONDUCTED

S.W. COR. _____
MUSKINGUM AVE. &
WOODLAWN AVE.

NO7°53'13"W
109.22'

WOODLAWN
AVENUE

**EXEMPT FROM
PLANNING COMMISSION**

STEPHEN M. BOCKMAN, P.S.

BOVENI SURVEYING

38 NORTH STREET
ZANESVILLE, OHIO 43701
PHONE FAX 740-454-0496

JOB M-05062A

DATE: 06/22/05