

### 0.23 Acre Survey Split of Z-Right Bank Limited Property

Situated in the State of Ohio, County of Muskingum, City of Zanesville, 6th Ward, and being part of Tract One of lands owned by Z-Right Bank Limited, as per OR 1664-99, and being more particularly described as follows:

Beginning for reference at a point on the southwest corner of Muskingum and Woodlawn Avenue's;

Thence across Muskingum Avenue(by deed), North 07 degrees 53 minutes 13 seconds West, 109.22 feet to an iron pipe found on the north line of said avenue, being the principal place of beginning;

Thence along said north line, North 45 degrees 26 minutes 09 seconds West, 61.04 feet to a point on the east line of lands presently owned by C. L. Mitzel(deceased)OR 1935-449, from which an iron pin found bears South 45 minutes 36 minutes 16 seconds West, 0.15 feet;

Thence along said east line, North 45 degrees 36 minutes 16 seconds East, 169.43 feet to a point on the low water mark of the Muskingum River, passing an iron pin found at 105.21 feet;

Thence along said low water mark the following two courses:

- 1.) South 49 degrees 15 minutes 15 seconds East, 7.82 feet to a point;
- 2.) South 45 degrees 29 minutes 23 seconds East, 50.00 feet to a point on the northwest corner of lands presently owned by Zanesville O A Municipal Y City Transit Company,(DR 518-526);

Thence leaving said river and along the west line of said transit company, South 44 degrees 30 minutes 37 seconds West, 169.97 feet to the principal place of beginning, passing an iron pipe found at 46.14 feet, containing 0.23 acres more or less.

The above described tract is subject to a twenty feet wide right of way for ingress and egress, and being more particularly described as follows;

Beginning for reference at a point on the southwest corner of Muskingum and Woodlawn Avenue's;

Thence across Muskingum Avenue(by deed), North 07 degrees 53 minutes 13 seconds West, 109.22 feet to an iron pipe found on the north line of said avenue;

Thence along said north line, North 45 degrees 26 minutes 09 seconds West, 41.04 feet to a point, and the principal place of beginning;

Thence continuing along said north line, North 45 degrees 26 minutes 09 seconds West, 20.00 feet to a point on the east line of lands owned by C. L. Mitzel(deceased),OR 1935-449, from which an iron pin bears South 45 degrees 36 minutes 16 seconds West, 0.15 feet;

Thence along said east line, North 45 degrees 36 minutes 16 seconds East, 105.21 feet to an iron pin found;

Thence through said Z-Right lands the following two courses;

- 1.) South 44 degrees 23 minutes 29 seconds East, 20.00 feet to a point;
- 2.) South 45 degrees 36 minutes 16 seconds West, 104.85 feet to the principal place of beginning, containing 0.05 acres more or less.

Subject to all recorded legal easements and right of ways.

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

Bearings are based on the north line of Muskingum Avenue, being North 45 degrees 26 minutes 09 seconds West as per OR 1935-449.

This description is written based on a field survey completed on September 25, 2007 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY  
NOT RECORDABLE**  
Jack D. Newcome, Reg. No. 7321  
PARCEL NO.  
Part of: 80-81-20-01-03-000 + 0.23 Acres

9-25-07  
Date



APPROVED FOR CLOSURE

ASB 9/27/07

EXEMPT FROM  
PLANNING COMMISSION

ASB 9/27/07

APPROVED FOR CLOSURE

*ALLB 9/27/2007*

EXEMPT FROM  
PLANNING COMMISSION

*ALLB 9/27/2007*

D. P. Mitzel  
OR 2064-780

C. L. Mitzel  
OR 1935-448

Muskingum River

### BASIS OF BEARINGS

Bearings are based on the north line of Muskingum Avenue, being North 45 degrees 50 minutes 00 seconds West, as per OR 1935-448.

### LEGEND

- △ Railroad Right of Way
- Iron Pin Found
- ⊞ Stake Found
- Iron Pin
- Iron Pipe Found
- ▲ Railroad Right of Way Found
- Iron Pin Set 3/4" x 1/2"
- ⊞ Stake Found

### REFERENCES

OR 1935-448  
OR 1884-100  
OR 2064-790

### PARCEL NO.

Part of: 80-81-80-01-05-000 +- 0.83 Acres



**NOT A TRUE COPY  
NOT RECORDABLE**

9-25-07

Date

Surveyor No. 7321

Newcome Surveying Company  
8515 Ballard Road  
Muskogee, Ohio  
760-488-0700



Southwest Corner of  
Muskingum Avenue and  
Woodlawn Avenue

Muskingum Avenue  
R/W 66'

House

Top of River Bank

Z-Right Bank  
Limited  
OR 1884-99  
+- 0.23 Acres

S 45°36'18"W  
0.15'

20.00'

N 45°26'06"W  
61.04'

N 07°53'13"W  
108.22'

123.85'  
S 44°30'37"W

Zanesville O A  
Municipal Y City  
Transit Company  
OR 516-526

S 49°15'15"E  
7.82'

S 45°29'23"E  
50.00'

46.14'  
S 44°30'37"W

64.22'  
N 45°36'16"E

S 44°23'29"E  
20.00'

N 44°23'29"W  
63.80'

S 45°36'16"E  
104.85'

85.21'

20' Right of Way

20' Right of Way