

BOWMAN SURVEYING
38 N. 4th Street, Rm. 103
Zanesville, Ohio 43701
PH. (740) 454-0496

426 WAYNE AVE.

**SURVEY DESCRIPTION
FOR
John Eddy**

ALL OF AUDITORS PARCEL
81-50-99-04-000 (0.11 ACRES)

Situated in THE city of Zanesville, Muskingum County, Ohio. Being lot 3 of the unrecorded plat of Ella Hahn's Tract, as conveyed to John and Connie Eddy in deed book 590 page 216 of the Muskingum County Deed Records, and being described as follows:

Commencing at the Southwest corner of Ballentine and Clarks Addition; Thence, S.06°00'00"E. a distance of 252.94 feet along the East line of Wayne Avenue to a point, BEING THE POINT OF BEGINNING.

Thence, S.85°20'35"E. a distance of 133.86 feet along the South line of the lands, now or formerly, owned by C. Harper (1158/149) to a found iron pin on the West line of a 10 foot wide alley;

Thence, S.06°06'25"E. a distance of 33.98 feet along said alley to a found iron pin;

Thence, N.86°03'24"W. a distance of 133.62 feet along the North line of the lands, now or formerly, owned by R. Kerr (1113/343) to a found P.K. nail on the East line of Wayne Avenue;

Thence, N.06°00'00"W. a distance of 35.66 feet along said avenue to the point of beginning.

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.

Description was prepared from an actual field survey by Bowman Surveying, Stephen M. Bowman, P.S.#7135. August 12, 2005.

APPROVED FOR CLOSURE

SMB 8-15-2005

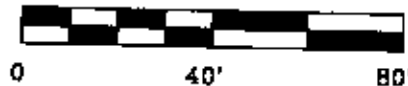
EXEMPT FROM
PLANNING COMMISSION

SMB 8-15-2005

OFFICE COPY
NOT RECORDABLE

NORTH IS BASED UPON
AN ASSUMED MERIDIAN

SCALE 1" = 40'



SURVEY PLAT FOR JOHN EDDY
SITUATED IN THE CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO. BEING LOT 3
OF THE UNRECORDED PLAT OF ELLA HAHN'S TRACT AS CONVEYED TO JOHN EDDY
IN DEED BOOK 580 PAGE 218 OF THE MUSKINGUM COUNTY DEED RECORDS.

AUDITORS PARCELS

81-50-99-04-000

S.W. COR. OF
BALLENTINE AND CLARKS ADD.

S06°00'00"E
252.94'

P.O.B. C. HARPER
(1158/149)

S85°20'35"E 133.86'

J. & C. EDDY
(590/216)

0.11 ACRES

N06°00'00"W
35.66'

WAYNE AVENUE

N86°03'24"W 133.62'

R. KERR
(1113/343)

S06°06'25"E
33.98'

10' ALLEY



LEGEND

- IRON PIN FOUND
- ⊕ 5/8" X 30" REBAR SET
W/ I.D. CAP
- POINT
- P.K. NAIL FOUND

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

APPROVED FOR CLOSURE

[Signature] 8-15-2005

EXEMPT FROM
PLANNING COMMISSION

[Signature] 8-15-2005

OFFICE COPY
NOT RECORDABLE

BOWMAN SURVEYING

38 N. 4th STR., RM 103
ZANESVILLE, OHIO 43701
PHONE/FAX 740-454-0496

JOB: M-05358

DATE: 08/12/05