

DESCRIPTION OF SURVEY FOR JAMES TUCKER

JOB#683-1

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Second Ward:

Being part of Section #5, Township #12, Range #13, of the Congress Lands East of the Scioto River, being all of the James Tucker property as described in deed reference Deed Book Volume 1021, Page 196, and part of James Tucker property as described in deed reference Deed Book Volume 1003, Page 577, of said county's deed records, also being all of Muskingum County Auditor's Parcel Number 81-53-04-01-000 and part of 81-53-04-02-000, and more particularly described as follows;

Commencing at the Northwest corner of Lot #1 of Morningson Subdivision as recorded in Plat Book 2, Page 84, being on the South side of Sharon Avenue (previously known as Marietta Road State Route #146); thence (by deed) S 84 53 30 W 381.48 feet along the South line of said Sharon Avenue to an iron pipe (found) at an angle point in said Sharon Avenue; thence S 88 19 50 W 441.14 feet continuing along the South line of said Sharon Avenue to an iron pin (found) on the West side of Calvert Street, being the place of beginning for the property herein intended to be described;

- #1- thence S 10 03 20 E 162.00 feet along the West side of Calvert Street to an iron pin (set) at the Southeast corner of said deed reference Volume 1021, Page 196, also being the Northeast corner of the James Tucker property as described in deed reference Deed Book Volume 1022, Page 71;
- #2- thence N 86 39 30 W 81.43 feet along the common line between said Volume 1021, Page 196 and Volume 1022, Page 71 to an iron pin (set) at the Southwest corner of said Volume 1021, Page 196, also being the Southeast corner of said Volume 1003, Page 577;
- #3- thence S 88 02 30 W 37.50 feet along the common line between said Volume 1022, Page 71 and Volume 1003, Page 577 to an iron pin (set);
- #4- thence N 02 50 00 W 152.88 feet through said Volume 1003, Page 577 to an iron pin (set) on the South line of said Sharon Avenue;
- #5- thence N 88 02 30 E 37.50 East along the South line of said Sharon Avenue to an iron pin (found disturbed) at the Northeast corner of said Volume 1003, Page 577, also being the Northwest corner of said Volume 1021, Page 196;
- #6- thence N 88 02 30 E 60.60 feet along the South line of said Sharon Avenue to the place of beginning, containing 0.132 acres from Volume 1003, Page 577 (Parcel #81-53-04-02-000) and 0.254 acres being Volume 1021, Page 196 (Parcel #81-53-04-01-000 for a total of 0.386 acres.

The bearings within the description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

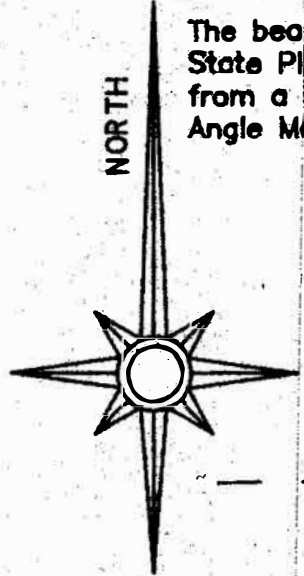
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on October 24, 1995, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

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DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

11-2-95



The bearings on this plat are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method).

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Second Ward:

Being part of Section #5, Township #12, Range #13, of the Congress Lands East of the Scioto River, being all of the James Tucker property as described in deed references Deed Book Volumes 1021, Page 196, 1003, Page 577, 781, Page 48, and 1022, Page 71, and all of the Raymond & Jeanetta Brennan property as described in deed reference Deed Book Volume 523, Page 1051, of said county's deed records, also being all of the Muskingum County Auditor's Parcel Numbers 81-53-04-01-000, 81-53-04-02-000, 81-53-04-03-000, 81-53-04-05-000, and 81-48-02-01-000.

LEGEND

- ☐ STONE (FOUND) WITH X -
- ☒ CONCRETE MONUMENT (FOUND)
- ☒ AXLE (FOUND)
- ☒ IRON PIPE (FOUND)
- ☒ IRON PIN (FOUND)
- ☒ RAIL ROAD SPIKE (FOUND)
- ☒ PK NAIL (FOUND)
- ☒ POINT
- ☒ IRON PIN (SET) 5/8" REBAR WITH IDENTIFICATION CAP (C R HARKNESS PLS 6885)

NW Corner, Lot #1, Mornington Subdivision, Plat Book 2, Page 84

DEED REFERENCES:

- J. Tucker Volume 781, Page 48
- J. Tucker Volume 1003, Page 577
- J. Tucker Volume 1021, Page 196
- J. Tucker Volume 1022, Page 71
- R & J Brennan Volume 523, Page 1051
- B. Tucker Volume 847, Page 354
- H & G Hartman Volume 528, Page 1102

CALL DATA TABLE:

COURSE	BEARING	DISTANCE
1	S 84°53'30"W	381.48'
2	S 88°19'50"W	441.14'
3	S 10°03'20"E	162.00'
4	N 86°39'30"W	81.43'
5	S 88°02'30"W	37.50'
6	N 02°50'00"W	152.88'
7	N 88°02'30"E	37.50'
8	N 88°02'30"E	60.60'
9	S 88°02'30"W	37.50'
10	S 88°02'30"W	105.54'
11	S 02°29'30"W	93.16'
12	S 06°53'30"E	422.20'
13	S 00°08'30"W	48.75'
14	N 86°08'20"W	104.50'
15	N 03°51'40"E	554.50'
16	N 88°02'30"E	20.46'
17	S 10°03'20"E	50.00'
18	S 89°51'10"W	224.11'
19	N 04°44'20"W	35.00'
20	N 04°44'20"W	15.00'
21	N 88°02'30"E	63.30'
22	N 88°02'30"E	37.50'
23	N 02°50'00"W	152.88'
24	N 02°50'00"W	152.88'

SURVEYOR'S NOTES:

- Note #1 - 20 foot wide right-of-way as shown on a subdivision plat of five acres recorded in deed reference Deed Book Volume 51, Page 195.
- Note #2 - Deed overlap of the James Tucker deed as recorded in deed reference Deed Book Volume 781, Page 48; the Beulah Tucker deed as recorded in deed reference Deed Book Volume 847, Page 354, and the Raymond & Jeanetta Brennan deed as recorded in deed reference Deed Book Volume 523, Page 1051.
- Note #3 - Being the Northeast Corner of the Catherine Hazen Exception as described in deed reference Deed Book Volume 83, Page 411.

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

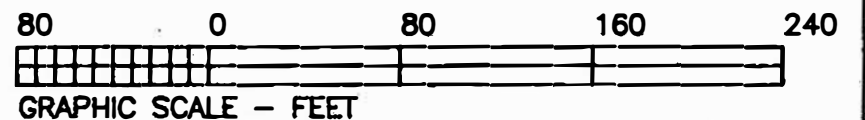
BY CRH
11-2-95

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey and is intended to be used for the legal transfer of the property shown and does not intend to show all or any easements of record, nor encroachments unless otherwise indicated.

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CHANCE 16885

REFERENCES NOT SHOWN OR LISTED:

- A previous survey completed by John G. Eppey P.S. #6410, of the Margaret Snack property, on 7-1993.
- A previous survey completed by John G. Eppey P.S. #6410, of the Eleanor Williams property, on 11-1992.
- A previous survey completed by L. Peter Dinan PLS #5451, of a 0.26 acre parcel, on 3-4-88.
- A previous survey completed by Loren C. Camp PLS #5843, of a 0.263 acre parcel, on 4-29-83.
- A previous survey completed by John R. Marshall PLS #5307, of a 0.05 acre parcel, on 2-10-81.
- A previous survey completed by L. Peter Dinan PLS #5451, of a 0.25 acre parcel, on 10-10-79.
- A drawing of a 2.61 acre parcel by J.P. Egan, on 4-23-1868, and recorded in deed reference Deed Book Volume 51, Page 195.
- A prior deed of a 2.61 acre parcel from Benjamin Wheeler to Michael Fisher Jr., recorded in deed reference Deed Book Volume 33, Page 608.
- Muskingum County Tax Maps of the area.
- A USGS 7 1/2 Min Topo Quad Map (Zanesville East).



SURVEY FOR:

James Tucker
Sharon Avenue
Zanesville, Ohio 43701

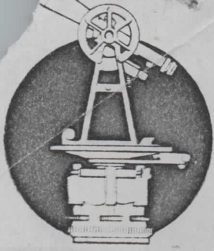
SECTION: #5 TOWNSHIP: #12 RANGE: #13
City of Zanesville COUNTY: Muskingum STATE OF OHIO

Survey Date: 10-24-95 Drw Date: 10-31-95 By: SBT

C. R. HARKNESS SURVEYING & MAPPING INC.

768 DRYDEN ROAD
Zanesville, Ohio 43701 Phone (614) 454-6367

Job Number: #683 Drawing Sheet No. Plat #01



L. Peter Dinan & Associates

14 South Fifth Street

Zanesville, Ohio

SURVEYING & MAPPING

Mary Geiger
Description For Conveyance

Situated in the State of Ohio, County of Muskingum, City of Zanesville.

Being a part of the Second Ward bounded and described as follows:

Commencing at the northwest corner of Lot 1 of Mornington Subdivision as Recorded in Plat Book 2, Page 84 of the Records of Muskingum County, Ohio; thence along the south line of Sharon Avenue south 84 degrees 21 minutes west 381.48 feet to an iron pin; thence south 87 degrees 30 minutes west 441.11 feet to an iron pin at the southwest corner of Sharon Avenue and Calvert Street and the true place of beginning of the premises herein intended to be described; thence along the west line of Calvert Street south 10 degrees 44 minutes east 162 feet to an iron pin; thence north 87 degrees 14 minutes west 81.43 feet to a point; thence north 3 degrees 31 minutes west 152.88 feet to an iron pin on the south line of Sharon Avenue; thence along the south line of Sharon Avenue north 87 degrees 30 minutes east 60.60 feet to the true place of beginning, containing twenty-five hundredths (0.25) of an acre more or less.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, October 10, 1979.

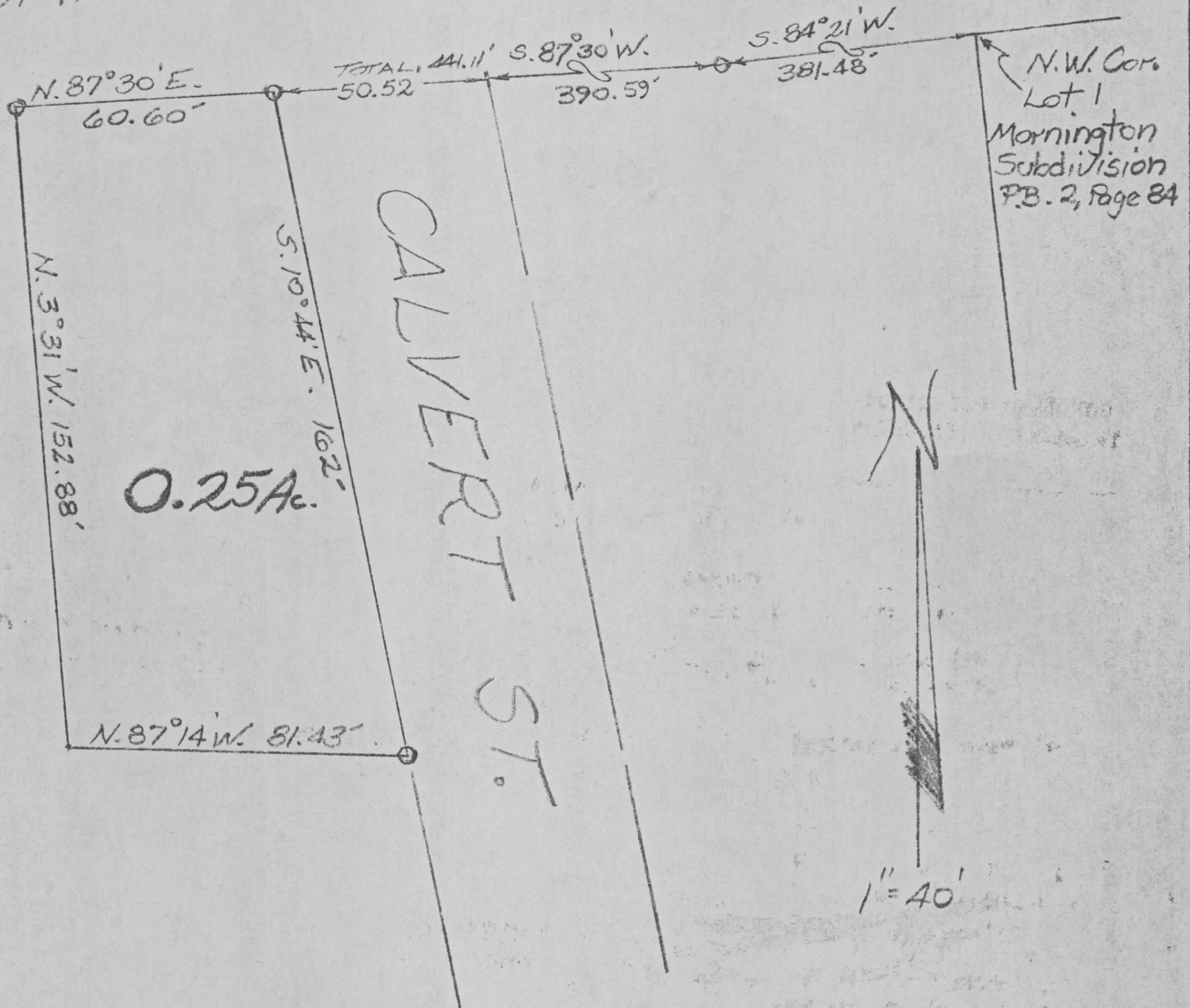
DESCRIPTION APPROVED
for Auditor's transfer

By M. Geiger 11-2-79

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L. PETER DINAN & ASSOCIATES
14 SOUTH FIFTH STREET
ZANESVILLE OHIO

SHARON AVE.



PART OF
SECOND WARD
CITY OF ZANESVILLE
MUSKINGUM COUNTY OHIO

Oct. 10, 1979

DESCRIPTION APPROVED
for Auditor's transfer

By M. DeLoach 11-2-79

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