

81-54-01-11

1387 SHARON AVE

**PERRY ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
13875 ZION ROAD  
P.O. BOX 429 THORNVILLE, OHIO 43076

PHONE: (614) 246-4491 / 1-800-648-8151 FAX: (614) 246-9201 / 1-800-648-8150

DEED DESCRIPTION  
0.329 ACRES

BEING A RESURVEY OF ALL OF THE PARCEL CONVEYED TO ALAN NEWSOM IN DEED BOOK 1026, PAGE 192 (AUDITOR'S PARCEL #80-81-54-01-12-000) IN THE MUSKINGUM COUNTY RECORDERS OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, BEING PART OF LOT 3 OF A PLAT OF LOTS LAID OUT BY WYLLIS SILLIMAN AND GEORGE BEST, SAID PLAT BEING RECORDED IN PLAT BOOK E PAGE 457.

BEGINNING AT AN IRON PIN FOUND IN THE NORTH LINE OF SHARON AVENUE (60'R/W). SAID PIN BEING 28 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 3. THENCE, WITH THE NORTH LINE OF SHARON AVENUE, N 90 00'00" W 69.42 FEET TO AN IRON PIN FOUND.

THENCE, WITH THE EAST LINE OF A PARCEL CONVEYED TO C. HARPER IN DEED BOOK 1088 PAGE 193 (AUDITOR'S PARCEL #80-81-54-01-13-000), N 00 43'15" E 203.95 FEET TO AN IRON PIN SET IN THE SOUTH LINE OF A UNIMPROVED ALLEY (20'R/W).

THENCE, WITH THE SOUTH LINE OF SAID ALLEY, N 86 17'28" E 69.62 FEET TO AN IRON PIN SET.

THENCE, ALONG THE WEST LINE OF A PARCEL CONVEYED TO GARY & RUTH OSBOURNE IN DEED BOOK 578 PAGE 553 (AUDITOR'S PARCEL #80-81-54-01-11-000), S 00 43'15" W 208.46 FEET TO THE PLACE OF BEGINNING.

THE PARCEL AS SURVEYED CONTAINS 0.329 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

THE BEARINGS OF THE ABOVE DESCRIBED PARCEL ARE BASED ON SHARON AVENUE AS BEING N 90 00'00" E AND ARE USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS, 30" LONG WITH PLASTIC YELLOW CAPS LABELED "JOHN W. HAGAN #4968".

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY DONE UNDER THE SUPERVISION OF JOHN W. HAGAN, P.E., P.S., OHIO REGISTERED SURVEYOR #4968 IN JUNE, 1997.

DATED 6-30-97

OFFICE COPY  
~~NOT RECORDED~~  
JOHN W. HAGAN,  
OHIO REGISTERED SURVEYOR #4968

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY [Signature]  
7-22-97



# PERRY ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS

P.O. BOX 429 THORNVILLE, OHIO 43076

OHIO PHONE: 1-800-648-8151 FAX NO. 1-800-648-8150

## PROPERTY LOCATION

SITUATED IN THE STATE OHIO,  
COUNTY OF MUSKINGUM, CITY  
OF ZANESVILLE, PART OF LOT  
3 OF BEST'S ADDITION

PREPARED FOR:

### ACCURATE TITLE

INVOICE NO. 97-05073

UNIMPROVED  
ALLEY (20'R/W)

N 86°17'28" E

69.62'  
(60'REC.)

PARCEL #80-81-54-01-13-000

C. HARPER

D.B. 1088, PG. 193

N 00°43'15" E

203.95' (150'REC.)

PARCEL #80-81-54-01-12-000

PARCEL 2 0.329 ACRES

ALAN NEWSOM

PARCEL 1 D.B. 1026, PG. 192

S 00°43'15" W

208.46' (150'REC.)

PARCEL #80-81-54-01-11-000

GARY & RUTH OSBOURNE

D.B. 578, PG. 553

## LEGEND

- - IRON PIN FOUND
- - IRON PIN SET

BEARINGS OF THIS PLAT ARE BASED  
ON SHARON AVENUE AS BEING  
N 90°00'00" E AND ARE USED  
TO DENOTE ANGLES ONLY.



P.O.B.  
BEARS WEST  
28' FEET FROM  
THE SOUTHEAST  
CORNER OF LOT 3

GRAPHIC SCALE



1 INCH = 30 FEET

SHARON AVENUE  
(60'R/W)

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY [Signature]

7-22-97

NOTE: ALL PINS SET ARE 5/8" o.d. IRON  
REINFORCING BARS WITH YELLOW CAPS  
LABELED "JOHN W. HAGAN #4968".

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS  
MADE OF THE PREMISES AND THAT THIS PLAT IS  
CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED 6-30-97

**OFFICE COPY  
NOT RECORDABLE**  
JOHN W. HAGAN P.E.,  
OHIO REGISTERED SURVEYOR #4968