

81-66-02-04-000  
81-66-02-05-000  
81-66-02-06-000  
81-66-02-07-000  
81-66-02-08-000  
81-66-02-09-000

Douglas L. Moore  
Professional Land Surveyor  
Ohio Registration 7011  
8311 Harrisburg & London Rd  
Orient, Ohio 43146  
740-868-7663

March 5, 2015

Description of Undocumented Alley Vacation  
Square 21, City of Zanesville, Ohio

Situate in the State of Ohio, County of Muskingum, City of Zanesville, and being all of a east - west alley originally depicted as a 10' wide alley as delineated on the John Dillon's Subdivision of Lots number 7,8,12,13,14, and 15 as recorded in Deed Book 7, Page 68 and now is depicted on the Auditors tax map as being a 10' wide strip running along the south line of Lot 6 of said subdivision, and being more particularly described as follows:

Beginning for reference at a railroad spike found at the southwest corner of Lot 9 of said John Dillon's Subdivision and the southwest corner of a 0.486 acre tract conveyed to Dutro Real estate LLC as recorded in Deed Book 2390, page 522 (Auditors Parcel #81-66-02-11.000); thence, along the east line of 4<sup>th</sup> Street and along the west lines of said Lots 9, 8, 7, North 02°54'35" East, a distance of 171.88 feet to a point at the northwest corner of said Lot 7, and being the true point of beginning of the parcel herein described;

Thence, continuing with the west line of 4<sup>th</sup> Street, North 02°54'35" East, 10.00 feet to a point at the southwest corner of a 0.065 acre tract conveyed to The City of Zanesville as recorded in Deed Book 1130, page 617 (Auditors Parcel #81-66-02-08.000);

Thence, South 87°05'25" East, passing the southeast corner of a 0.066 acre tract conveyed to Dutro Real Estate LLC as recorded in Deed Book 2458, page 762, (Auditors Parcel #81-66-02-04.000); at 137.60 feet, a total distance of 145.85 feet to a point in the center of previously vacated "Court Alley";

Thence, with the center of said vacated "Court Alley", South 02°54'35" West, a distance of 10.00 feet to a point,

Thence, North 87°05'25" West, along the north line of said Lot 7 and the south line of said Lot 6, passing the northeast corner of a 0.094 acre tract conveyed to The City of Zanesville as recorded in Deed Book 101, page 222 (Auditors Parcel #81-66-02-09.000) at 8.25 feet, a total distance of 145.85 feet to the point of beginning and containing 1459 square feet (0.033 acres).

Effected Auditor's Parcels:

81-66-02-04-0000 - 179 Sq. Ft. - 0.004 Acres  
81-66-02-05-0000 - 138 Sq. Ft. - 0.003 Acres  
81-66-02-06-0000 - 138 Sq. Ft. - 0.003 Acres  
81-66-02-07-0000 - 138 Sq. Ft. - 0.003 Acres  
81-66-02-08-0000 - 138 Sq. Ft. - 0.003 Acres  
81-66-02-09-0000 - 728 Sq. Ft. - 0.017 Acres

BASIS OF BEARINGS is South 02°54'35" West being the west right of way line of 6<sup>th</sup> Street, Square 22 based on GPS field observations of:

- [1] An Iron pin set at the northeast corner of said Square 22 (6<sup>th</sup> and South Streets), and
- [2] An Iron pin set at the southeast corner of said Square 22 (6<sup>th</sup> and Canal Streets)

Using the U.S. State Plane NAD 1983 (CORS 2011 Adjustment), Ohio South Zone 3402 Coordinate System All iron pins set are 5/8" rebars with ID caps inscribed "Moore 7011".

Subject to all legal rights of way, restrictions and easements of record.

This description was prepared from an actual field survey performed by me in November 2014.

DESCRIPTION  
APPROVED  
By: *[Signature]*



*[Signature]*  
Douglas L. Moore  
Professional Surveyor 7011  
**OFFICE COPY**  
**NOT RECORDABLE**

81-66-02-04-000 A  
81-66-02-05-000 A  
81-66-02-06-000 A  
81-66-02-07-000 A  
81-66-02-08-000 A  
81-66-02-09-000 A

Douglas L. Moore  
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740-868-7663

March 5, 2015

Description of Northeast 'Notch' Vacation  
Square 21, City of Zanesville, Ohio

Situate in the State of Ohio, County of Muskingum, City of Zanesville, Square 21, and being a rectangle 13 feet north – south by 47 feet east –west, at the southwest corner of 5<sup>th</sup> and South Streets and being more particularly described as follows:

Beginning for reference at a railroad spike found at the southwest corner of Lot 9 of said John Dillon's Subdivision as recorded in Deed Book 7 page 68 and the southwest corner of a 0.486 acre tract conveyed to Dutro Real estate LLC as recorded in Deed Book 2390, page 522 (Auditors Parcel #81-66-02-11.000); thence, along the east line of 4<sup>th</sup> Street and along the west lines of said Lots 9 through 5, North 02°54'35" East, a distance of 287.38 feet to a point at the Southeast corner of 4<sup>th</sup> and South Streets; thence, along the south line of South Street, South 87°05'25" East, a distance of 154.10 feet to a point at the east line of vacated Court Alley and the northwest corner of Lot 16 of the deed of partition of Square 21 of the City of Zanesville as recorded in Deed Book G, page 234, and the northwest corner of a 0.096 acre tract conveyed to Dutro Real Estate LLC (Auditor Parcel Number 81-66-02-03-000) as recorded in Deed Book 2458, Page 762; thence, continuing with the south line of South Street and the north line of said Lot 16, South 87°05'25" East, a distance of 91.00 feet to the true point of beginning of the parcel herein described;

Thence, continuing with the south line of South Street, South 87°05'25" East, a distance of 47.00 feet to a point at the westerly right of way line (extended) of 5<sup>th</sup> Street;

Thence, along the west right of way line of 5<sup>th</sup> Street, South 02°54'35" West, a distance of 13.00 feet to a point;

Thence, North 87°05'25" West, a distance of 47.00 feet to a point;

Thence, North 02°54'35" East a distance of 13.00' to the point of beginning and containing 611 square feet (0.014 acres).

Effected Auditor's Parcels:

Parcel # 81-66-02-01-000 - 611Sq. Ft. - 0.014Acres

BASIS OF BEARINGS is South 02°54'35" West being the west right of way line of 6<sup>th</sup> Street, Square 22 based on GPS field observations of:

- [1] An Iron pin set at the northeast corner of said Square 22 (6<sup>th</sup> and South Streets), and
- [2] An Iron pin set at the southeast corner of said Square 22 (6<sup>th</sup> and Canal Streets)

Using the U.S. State Plane NAD 1983 (CORS 2011 Adjustment), Ohio South Zone 3402 Coordinate System

All iron pins set are 5/8" rebars with ID caps inscribed "Moore 7011".

Subject to all legal rights of way, restrictions and easements of record.

This description was prepared from an actual field survey performed by me in November 2014.



*Douglas L. Moore*  
**OFFICE COPY**  
**NOT RECORDABLE**  
DESCRIPTION  
APPROVED  
By: *[Signature]* 3/10/2015

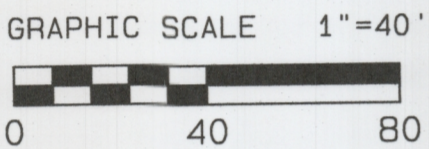
Situate in the State of Ohio, County of Muskingum, City of Zanesville,  
and being a 10-ft Undocumented / Unrecorded Alley north of the south line of Lot 6 of  
John Dillon's Subdivision of Lots 7, 8, 12, 13, 14, & 15, in Square 21 City of Zanesville,  
and being all of a 'Notch' in the N.E. corner of Lot 16 in Square 21 City of Zanesville.

# PLAT OF SURVEY FOR ALLEY & R/W VACATION

Douglas L. Moore  
Professional Land Surveyor  
Ohio Registration PS-7011  
8311 Harrisburg & London Rd, Orient, OH 43146  
740/868-7663

## LEGEND

- IRON PIN FND
- ▲ R.R. SPIKE FND
- ⊙ AXLE FND
- IRON PIN SET
- 12 ORIG. LOT NO.



SQ. 21 - Alley Vacation Area Table

Auditor Parcel ID#	Vacated Area (SQ FT)	Vacated Area (ACRES)
N.E. 'NOTCH'		
81-66-02-01-000	611	0.014
Total	611	0.014
Undoc. Alley		
81-66-02-04-000	179	0.004
81-66-02-05-000	138	0.003
81-66-02-06-000	138	0.003
81-66-02-07-000	138	0.003
81-66-02-08-000	138	0.003
81-66-02-09-000	728	0.017
Total	1459	0.033

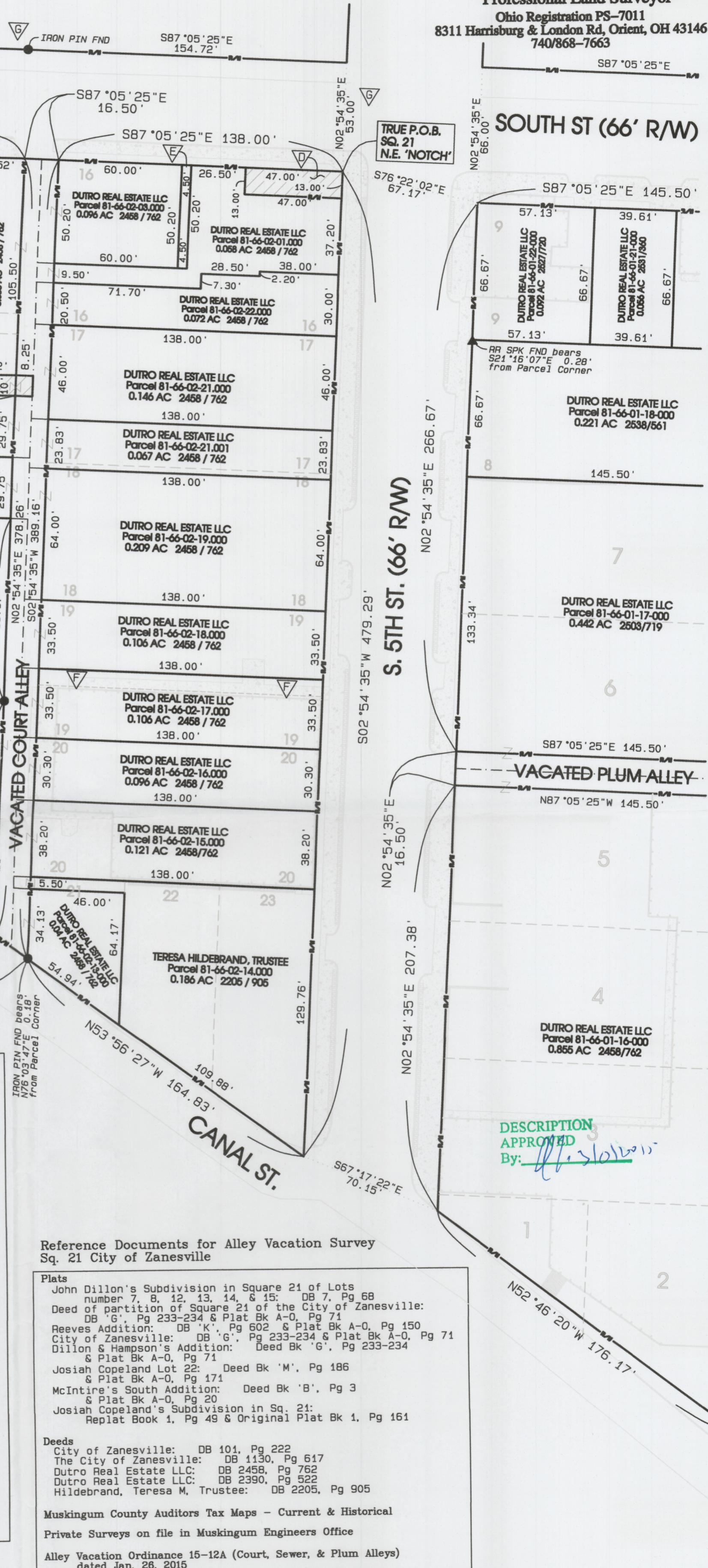
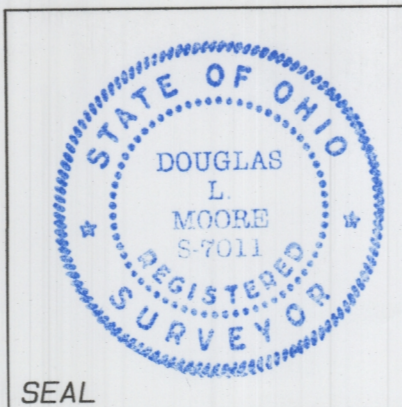
## NOTES

- ⚠ SQ. 21 Recorded Alley Location as recorded in John Dillon Subdivision (DB 7 / Pg 66). Dutro Real Estate LLC deed (DB 2458 / Pg 762). Tract 5 - Parcel 2 legal description calls out an alley vacation across Lots 2 & 3, and extends these parcels across Lot 6. Alley Vacated for Lot 1 (DB 2458 / Pg 762), and Lots 4 and 5 (DB 1130 / Pg 0617), are not called out, and these deed dimensions are 10-ft short of the south line of Lot 6.
- ⚠ SQ. 21 Undocumented and Unrecorded Alley. Alley Vacations for Lot 1 (DB 2458 / Pg 762), and Lots 4 and 5 (DB 1130 / Pg 0617), are not called out and no vacation ordinances were found. The deed dimensions are 10-ft short of the south line of Lot 6. This 10-ft strip is currently being used as an alley access to parking between Fourth St. and Court Alley for the City of Zanesville Building. The City of Zanesville may or may not have a Right-of-Way interest in this area.
- ⚠ SQ. 21 Undocumented and Unrecorded Alley. There are no vacation ordinances found for the alley at the south side of Lot 6, for the extended Lots 2 & 3 parcels (DB 2458 / Pg 762). These are Lots in the John Dillon's Subdivision as recorded in DB 7, Pg 66. The deed description calls for the extension of Lots 2 & 3 across "part of a vacated alley" in the original platted location, and "extending across said Lot 6". The description does not specify how far across Lot 6. This 10-ft strip is currently being used as an alley access to parking between Fourth St. and Court Alley for the City of Zanesville Building. The City of Zanesville may or may not have a Right-of-Way interest in this area.
- ⚠ SQ. 21 Lot 16 Northeast Corner R/W 'Notch'. Historical Tax Maps and South St construction plans show a 13' x 47' "Notch" in the NE cor of Lot 16. Original Plat by Dillon & Hampsons - Bk 6 / Pg 233 shows the "Notch" east of the Range Line. Dutro Real Estate LLC deed (DB 2458 / Pg 762). Tract 4 - Parcel 2 & 3 legal descriptions appear to call out the northeast corner without the 'Notch' in Lot 16. The City of Zanesville may or may not have a Right-of-Way interest in this area.
- ⚠ SQ. 21 Lot 16 Parcel Gap. Dutro Real Estate LLC deed (DB 2458 / Pg 762). Tract 4 - Parcel 2 & 3 legal descriptions appear to call out the northeast corner without the 'Notch' in Lot 16. Tract 4 - Parcel 1 legal description begins at the northwest corner of Lot 16, with the east line of Court Alley being a common line for these deed descriptions. This creates a 4.50-ft gap between Parcels 1 and 3. Also, the GIS Tax Map linework appears to be incorrect in this Lot 16 area, and the Parcel 3 area has an extra tax parcel ID.
- ⚠ SQ. 21 Lot 19 Parcel Overlap. Dutro Real Estate LLC deed (DB 2458 / Pg 762). Tract 7 - Parcel 1 legal description calls out a 33.50-ft strip off the south half of Lot 19. This description also fits very well with the field survey and building occupations on Lots 20, 21, 22, and 23, and also with Survey B-44 by Robert Pinnick (January 1966). This leaves a remainder of 33.50-ft wide on the north half of Lot 19, with Lot 19 being a total of 67.00-ft wide. Dutro Real Estate LLC deed (DB 2458 / Pg 762). Tract 8 - Parcel 2 legal description calls out a 41.50-ft parcel width with the north line of the parcel being the north line of Lot 19. The deed width for this parcel creates an 8.00-ft overlap into the south parcel of Lot 19.
- ⚠ SQ. 21 South St. R/W. The north R/W line of South St. was held going through an Iron Pin Fnd on the north side of South St. at the southwest corner of Court Alley. This line was offset to the south by a 53.00-ft width to the south R/W line of South St.

BASIS OF BEARINGS is South 02°54'35"West being the west right of way line of 6th Street, Square 22 based on GPS field observations of:

- [1] An Iron Pin Set at the northeast corner of said Square 22 (6th and South Streets), and
- [2] An Iron Pin Set at the southeast corner of said Square 22 (6th and Canal Streets),

using the U.S. State Plane NAD 1983 (CORS 2011 Adjustment), Ohio South Zone 3402 Coordinate System.



## Reference Documents for Alley Vacation Survey Sq. 21 City of Zanesville

**Plats**  
John Dillon's Subdivision in Square 21 of Lots number 7, 8, 12, 13, 14, & 15: DB 7, Pg 66  
Deed of partition of Square 21 of the City of Zanesville: DB 'G', Pg 233-234 & Plat Bk A-0, Pg 71  
Reeves Addition: DB 'K', Pg 602 & Plat Bk A-0, Pg 150  
City of Zanesville: DB 'G', Pg 233-234 & Plat Bk A-0, Pg 71  
Dillon & Hampsons Addition: Deed Bk 'G', Pg 233-234 & Plat Bk A-0, Pg 71  
Josiah Copeland Lot 22: Deed Bk 'M', Pg 186  
& Plat Bk A-0, Pg 171  
McIntire's South Addition: Deed Bk 'B', Pg 3  
& Plat Bk A-0, Pg 20  
Josiah Copeland's Subdivision in Sq. 21: Replat Book 1, Pg 49 & Original Plat Bk 1, Pg 161

**Deeds**  
City of Zanesville: DB 101, Pg 222  
The City of Zanesville: DB 1130, Pg 617  
Dutro Real Estate LLC: DB 2458, Pg 762  
Dutro Real Estate LLC: DB 2390, Pg 522  
Hildebrand, Teresa M, Trustee: DB 2205, Pg 905

Muskingum County Auditors Tax Maps - Current & Historical  
Private Surveys on file in Muskingum Engineers Office  
Alley Vacation Ordinance 15-12A (Court, Sewer, & Plum Alleys) dated Jan. 28, 2015

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, and rights-of-way not located, unless noted.

OFFICE COPY  
Douglas L. Moore, P.S. 7011  
NOT RECORDED

Mar. 5, 2015

Surveyed in 2014  
for: DUTRO REAL ESTATE LLC