

Legal Description for John S. Kobacker ET AL. Property

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Lots 9, 10, and 18, of Weller Subdivision, Plat Book 2, Page 70, and being all the lands presently owned by John S. Kobacker ET AL. as per DR 937-20, and being more particularly described as follows:

Tract One 82-06-01-18
82-06-01-19

Beginning for reference and the principal place of beginning, at an iron pin set at the northeast corner of Lot 9, and the west line of an unnamed alley;

Thence along the west line of said alley, and the east line of Lots 9 and 10, South 25 degrees 22 minutes 01 seconds West, 86.00 feet to an PK nail set on the southeast corner of Lot 10 ;

Thence along the south line of said Lot 10, and the north line of lands presently owned by Stephen and Vicki Wolfe, North 64 degrees 28 minutes 40 seconds West, 117.70 feet to a PK nail set on the east right of way of State Route 22, also known as Maysville Avenue;

Thence along the east line of said right of way, North 25 degrees 38 minutes 00 seconds East, 86.00 feet to a PK nail set on the north line of Lot 9;

Thence along the north line of said Lot 9, and the south line of lands presently owned by Franchise Realty Interstate Corporation(DR 754-209), South 64 degrees 28 minutes 40 seconds East, 117.30 feet to the principal place of beginning, containing 0.23 acres more or less;

Tract Two 82-06-01-15

Beginning for reference at an iron pin set at the northeast corner of Lot 9, and the west line of an unnamed alley;

Thence across said alley and along the south line of lands presently owned by Franchise Realty Interstate Corporation(DR 754-209), South 64 degrees 28 minutes 40 seconds East, 15.00 feet to an iron pin set on the west line of Lot 18, and the principal place of beginning;

Thence through said Lot, and along said Franchise lands, South 64 degrees 28 minutes 40 seconds East, 46.34 feet to an iron pin set on the east line of said lot, and the west line of lands presently owned by James S. Graham(DR 1112-463), passing an iron pin found at 43.78 feet;

Thence along the east line of Lot 18, and said Graham lands, South 25 degrees 56 minutes 07 seconds West, 129.00 feet to an iron pin set on the southeast corner of said lot, and the northeast corner of lands presently owned by Stephen and Vicki Wolfe(OR 1125-47);

Thence along the south line of said lot, and north line of said Wolfe lands, North 64 degrees 28 minutes 40 seconds West, 45.06 feet to a PK nail set on the southwest corner of said lot, the northwest corner of said Wolfe lands, and the east line of an unnamed alley;

Thence along the east line of said alley, North 25 degrees 22 minutes 01 seconds East, 129.00 feet to principal place of beginning, containing 0.13 acres more or less;

Above described tracts are subject to all recorded legal road right of ways, and easements.

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

Bearings are based the centerline of Maysville Avenue as being North 25 degrees 38 minutes

BASIS OF BEARINGS

Bearings are based on the centerline of Mayville Avenue as being North 25 degrees 38 minutes 00 seconds East, as per sheet 8 of 9 of St. Rte. 22 R/W Plans.

REFERENCES

Pl. Bk. 5, Pg. 70
DR 754-209
DR 937-20
OR 1147-248
Survey of M. Nichols

SITUATED IN:

State of Ohio, County of Muskingum, City of Zanesville, and being part of Lots 9, 10, and 18, of Weller Subdivision, Plat Book 5, Page 70.

EXEMPT FROM PLANNING COMMISSION

Iron Pin Set at the Northeast Corner of Lot No. 9 of Weller Subdivision, as depicted in Plat Book 5, Page 70.

APPROVED FOR CLOSURE

Centerline State Route 22, Mayville Avenue

Original Lot line
R/W Line

Lot 8
Franchise Realty
Interstate Corporation
DR 754-209

S 64°28'40"E 117.30'

Lot 9
John S. Kobacker ET AL
Tract One
DR 937-20
+- 0.23 Acres

Lot 10
N 64°28'40"W 117.70'

Stephen and Vicki Wolfe
OR 1125-47

LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊞ Monument Found
- ⊙ PE Mail Box

PARCEL NO.S

All of: 80-82-06-01-19-000 +- 0.115 Acres
All of: 80-82-06-01-18-000 +- 0.115 Acres
All of: 80-82-06-01-15-000 +- 0.13 Acres



Lot 17
Stephen and Vicki Wolfe
OR 1125-47

Lot 18
John S. Kobacker ET AL
Tract Two
DR 937-20
+- 0.13 Acres

James F. Graham DR 1112-463
S 25°36'07"W 129.00'



Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5766