

82-07-02-02
1311 MAYSVILLE AVE

DESCRIPTION OF SURVEY FOR THE HARTLEY COMPANY

JOB#664

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

Being part of Lots #4 & #5 of Widow Tupper's Subdivision as recorded in Deed Book "O", Page 515, also recorded in Plat Book "A-O", Page 198 being all of The Hartley Company's property as described in deed references Deed Book Volume 413, Page 608 and Deed Book Volume 551, Page 702, of said county's deed records, also being all of Muskingum County Auditor's Parcel Numbers 80-82-07-02-01-000, and 80-82-07-02-02-000, and more particularly described as follows;

Commencing at an iron pipe (found) at the Southeast corner of Lot #1 of Snider's Subdivision as recorded in Plat Book 7, Page 55 of said county's plat records, also being on the North line of Smithfield Avenue; thence N 00 03 30 W 165.69 feet along the East line of said Lot #1 of Snider's Subdivision and along the East line of Lot #1 of Self's Subdivision as recorded in Plat Book 7, Page 34 of said county's plat records to an axle (found) at a corner of the Jarlan Inc. property as described in deed reference Deed Book Volume 753, Page 69, also being the Southwest corner of the David Wickham property as described in deed reference Deed Book Volume 1099, Page 25, also being on the North line of said Lot #5 and South line of said Lot #4 of said Widow Tupper's Subdivision; thence N 89 51 50 E 90.00 feet along the common line for said Lots #4 & #5, the North line of said Jarlan Inc. property, South line of said Wickham property, and South line of the R & M Watton property as described in deed reference Deed Book Volume 1067, Page 100 to an iron pin (set) at the Southeast corner of said Watton property also being the place of beginning for the property herein intended to be described;

- #1- thence N 00 03 25 W 96.60 feet through said Lot #4 and along the East line of said Watton property to an iron pin (set) on the South line of Eppley Avenue;
- #2- thence N 89 59 10 E 163.44 feet continuing through said Lot #4 and along the South line of Eppley Avenue to an iron pin (set) at the intersection of the South line of Eppley Avenue and West line of Maysville Avenue, also being on the East line of said Lot #4;
- #3- thence S 27 36 00 W 178.75 feet along the West line of Maysville Avenue and East lines of said Lots #4 and #5 to a common corner with said Jarlan Inc. property, passing the common Eastern corner for said Lots #4 & #5 at 108.75 feet;
- #4- thence N 81 37 35 W 90.00 feet through said Lot #5, and along a common line with said Jarlan Inc. property to an iron pin (set), passing an iron pin (set) at 2.00 feet;
- #5- thence N 13 15 50 E 50.00 feet continuing through said Lot #5 and along a common line with said Jarlan Inc. property to an iron pipe (found), on the common line for said Lots #4 & #5;
- #6- thence S 89 51 50 W 2.96 feet along the common line for said Lots #4 & #5 and continuing along a common line with said Jarlan Inc. property to the place of beginning, containing 0.224 acres in parcel number 8082070201000, and 0.212 acres in parcel number 8082070202000 for a total of 0.436 acres.

The bearings within the description are based on the West line of Maysville Avenue as described in the prior deed reference Deed Book Volume 413, Page 608 as being N 27 36 E. 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 July 6, 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.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

Charles R. Harkness
7-795

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NOT RECORDABLE

Charles R. Harkness P.L.S. #6885