

# DEED DESCRIPTION FOR THE HARTLEY COMPANY

Situated in the City of Zanesville, Muskingum County, Ohio, and being **0.436 acres** more or less in part of Lots # 4 & # 5 of Widow Tupper's Subdivision as recorded in Deed Book "O" Page 515, and Plat Book "A-O" Page 198, and being more particularly described as follows:

Commencing at an iron pipe found at the Southeast corner of Lot # 1 of Snider's Subdivision as found in Plat Book # 7 Page 55, Thence leaving said Southeast corner N00°03'30"W a distance of 165.69 feet to an axle found on the south line of Lot # 4 of Widow Tupper's Subdivision, Thence with the south line of Widow Tupper's Subdivision N89°51'50"E a distance of 90.00 feet to an iron pin found capped "C R HARKNESS PLS 6885" the true place of **BEGINNING**, Thence through said Lot # 4 and with the lands of now or formerly Troy D. Fink as found in Deed Volume 2116 Page 546 N00°03'25"W a distance of 96.60 feet to an iron pin found capped "C R HARKNESS PLS 6885" on the north line of Lot # 4 and the south line of Eppley Avenue, Thence with the north line of Lot # 4 and with the south line of Eppley Avenue N89°59'10"E a distance of 163.44 feet to an iron pin set at the intersection of Eppley Avenue and Maysville Avenue, Thence with the west line of Maysville Avenue and with the east line of Lot # 4 S27°36'00"W a distance of 108.75 feet to a survey angle point at the Northeast corner of Lot # 5, Thence continuing with the west line of Maysville Avenue and with the east line of Lot # 5 S27°36'00"W a distance of 70.00 feet to a survey angle point referenced by an iron pin found "uncapped" which bears: S13°06'12"W a distance of 2.66 feet ), Thence leaving the west line and through Lot # 5 and with the lands of now or formerly Jarlan Inc. as found in Deed Volume 753 Page 69 the following two (2) calls:

1. N81°37'35"W a distance of 90.00 feet to an iron pin found "uncapped".
2. N13°15'50"E a distance of 50.00 feet to an iron pipe found on the north line of Lot # 5, Thence continuing with said Jarlan Inc. lands and with the north line of Lot # 5 S89°51'50"W a distance of 2.96 feet to the beginning and containing 0.436 acres more or less and being all of the property conveyed to The Hartley Company as found in Deed Volume 413 Page 608 and Deed Volume 551 Page 702.

**AUD. PARCEL # 80-82-07-02-02-000**

Subject to all easements of public record.

Iron pins set are 5/8 inch diameter rebar 30 inches long capped G. SALING-7192.

Bearings are assumed and are for angle calculations only and are based on the west line of Maysville Avenue as described in Parcel # 2 of Deed Volume 413 Page 608 and being N27°36'00"E.

A survey of the above described property was made by Gary D. Saling, Registered Surveyor # S-7192 on May 21, 2014.



**OFFICE COPY  
NOT RECORDABLE**

*Gary D. Saling*

DESCRIPTION  
APPROVED  
By: *[Signature]* 5/22/14

LEGEND !

- IRON PIN SET " CAPPED G. SALING 7192 "
- ⊙ IRON PIN FOUND " CAPPED C. R. HARKNESS PLS 6885 "
- ⬢ AXLE FOUND
- IRON PIN FOUND " UNCAPPED "
- SURVEY ANGLE POINT
- ▲ IRON PIPE FOUND

BEARINGS ARE BASED ON THE WEST LINE OF MAYSVILLE AVENUE  
AS DESCRIBED IN PARCEL 2 OF DEED BOOK VOLUME  
413, PAGE 608 AND BEING  
N 27° 36' 00" E

SURVEY PLAT OF 0.436 ACRES TOTAL  
PART OF LOTS # 4 & # 5 OF WIDOW TUPPER'S SUBDIVISION  
AS RECORDED IN DEED BOOK " O ", PAGE 515, AND  
PLAT BOOK " A - O " PAGE 198  
THE HARTLEY COMPANY  
CITY OF ZANESVILLE  
MUSKINGUM COUNTY, OHIO  
REF : DEED BOOK VOLUME 413, PAGE 608  
AND DEED BOOK VOLUME 551, PAGE 702  
MAY 21, 2014

PERTINENT DOCUMENTS

DEEDS  
SURVEYS  
TAX MAP

PLATS OF WIDOW TUPPERS SUBDIVISION  
BOOK " O " PAGE 515 AND BOOK " A-O " PAGE 198  
SELF'S SUBDIVISION IN BOOK 7, PAGE 34  
SNIDERS SUBDIVISION IN BOOK 7, PAGE 55

SE CORNER  
LOT # 1  
SNIDER'S SUB.  
PLAT BOOK 7  
PAGE 55

SMITHFIELD AVENUE ( 50' WIDE )

TROY D FINK  
VOL. # 2116-546

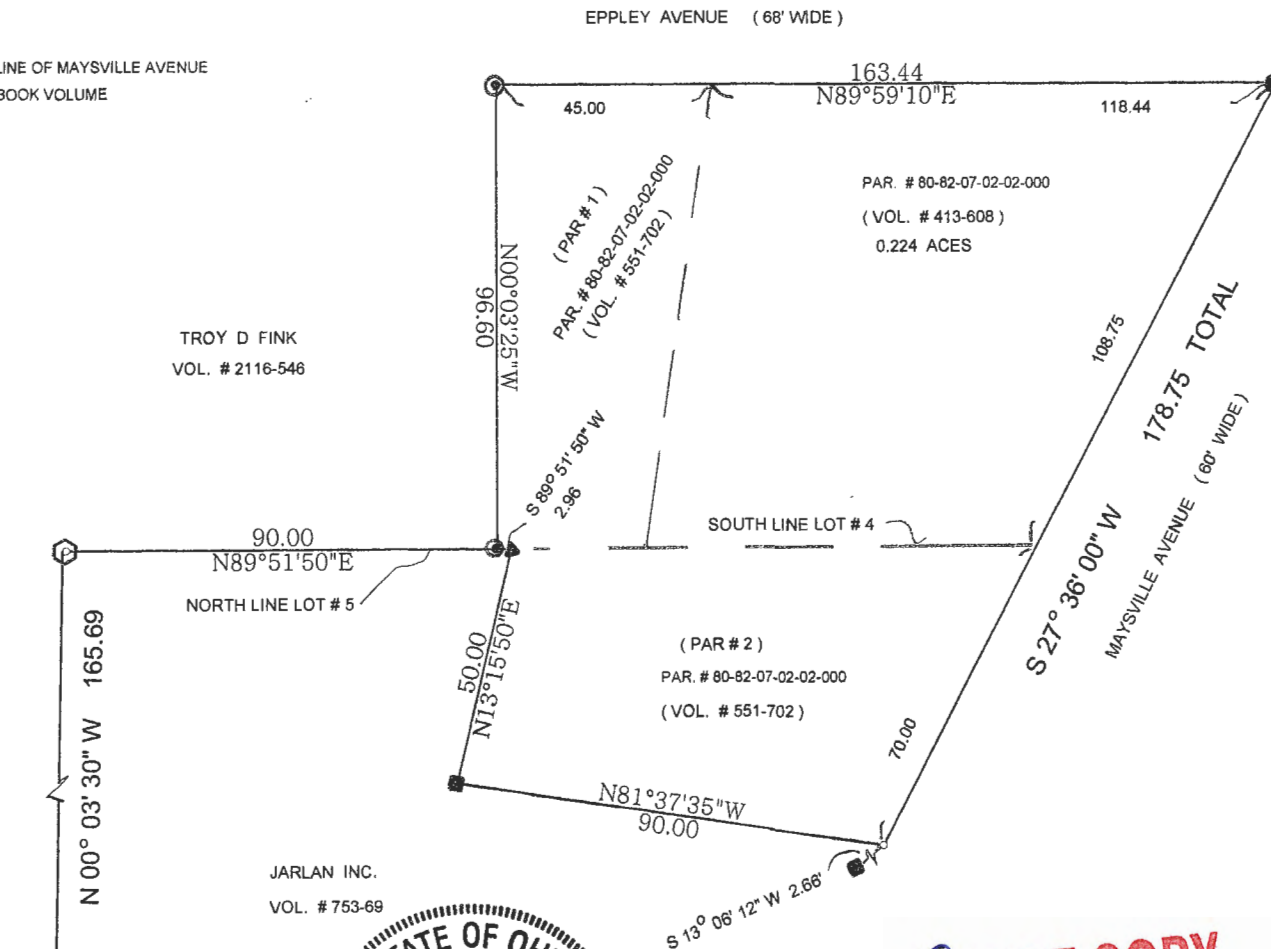
JARLAN INC.  
VOL. # 753-69



DESCRIPTION  
APPROVED  
By: *[Signature]* 5/23/2014

82-07-02-02-000 A

0' 20' 40' 80'  
SCALE : 1" = 40'



OFFICE COPY  
*[Signature]*  
~~NOT RECORDABLE~~  
SURVEYED BY:  
GARY D. SALING  
REGISTERED SURVEYOR  
# S - 7192