

Mc Steen & Associates

ENGINEERS & SURVEYORS

File No. 16-154
October 6, 2016

LEGAL DESCRIPTION
Permanent Parcel No. 82-13-01-12-000
538 Eppley Avenue
Zanesville, Ohio

Situated in the City of Zanesville, County of Muskingum and State of Ohio, and known as being part of Lot Nos. 4 and 5 in Patty Tupper's Subdivision recorded in Deed Book "O", Page 515 of Muskingum County Records, further known as being all of those lands conveyed to George Sheppard by deed recorded in Book 2029, Page 26 of Muskingum County Records, said premises being more particularly bounded and described as follows:

Commencing for reference at a 6-inch stone monument found on the southerly line of Eppley Avenue, 68 feet wide, at the northwesterly corner of Self's Subdivision recorded in Plat Book 7, Page 34 of Muskingum County Records; thence North $86^{\circ}-59'-57''$ West along the southerly line of Eppley Avenue, and passing through a 6-inch concrete monument with cut cross found at 85.05 feet, a total distance of 141.04 feet to the northwesterly corner of lands conveyed to Everett J. and Betty J. Heskett by deed recorded in Book 2480, Page 349 of Muskingum County Records and the **TRUE PLACE OF BEGINNING** of the premises herein described (a 1/2-inch iron pipe was found distant 0.08 foot north of said point);

Course No. 1: thence **South $03^{\circ}-05'-55''$ West** along the westerly line of said Heskett lands, a distance of **138.30 feet** to a 1-1/2 inch iron pipe found at the southwest corner thereof, said point also being the northeasterly corner of lands conveyed to Brandon C. and Cadelee L. Banks by deed recorded in Book 2557, Page 922 of Muskingum County Records (a 6-inch concrete monument with cut cross was found distant South $86^{\circ}-47'-35''$ East, 55.89 feet from said point);

Course No. 2: thence **North $86^{\circ}-47'-35''$ West** along the northerly line of said Banks lands, a distance of **55.80 feet** to the northwesterly corner thereof, said point also being the southeasterly corner of lands conveyed to Michael J. Fuller by deed recorded in Book 1093, Page 263 of Muskingum County Records;

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Corporate Office: 1415 East 286th Street Wickliffe, Ohio 44092

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Course No. 3: thence **North 03°-00'-03" East** along the easterly line of said Fuller lands, and passing through a 3/4-inch iron pipe found at 0.27 foot, a total distance of **138.10 feet** to an iron pin set at its intersection with the southerly line of the aforementioned Eppley Avenue (a 1/2-inch iron pipe was found distant North 86°-59'-57" West, 165.48 feet from said point);

Course No. 4: thence **South 86°-59'-57" East** along the southerly line of Eppley Avenue, a distance of **56.04 feet** to the true place of beginning, said premises containing **0.177 acre** of land more or less, as surveyed in October of 2016 by Adam D. Treat, Registered Professional Land Surveyor No. 8058 on behalf of **McSteen & Associates, Inc.** under Project No. 16-154 and being subject to all legal highways and easements of record.

The basis of bearings for this survey is North 86°-59'-57" West as the southerly line of Eppley Avenue, as evidenced by monuments found, and is the same bearing as found in Book 2480, Page 349 of Muskingum County Records. All iron pins set are 30-inch long, 5/8-inch diameter rebar with an identification cap stamped "McSTEEN CA 96-026".

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NOT RECORDABLE**
Adam D. Treat
Registered Professional Land Surveyor No. 8058

DESCRIPTION
APPROVED
By: 11/14/2016



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MAP OF SURVEY FOR 538 EPPLEY AVENUE

Known as being part of Lot Nos. 4 and 5 in Patty Tupper's Subdivision recorded in Deed Book "O", Page 515 of Muskingum County Records, now situated in the

CITY OF ZANESVILLE
COUNTY OF MUSKINGUM - STATE OF OHIO

Mc Steen & Associates

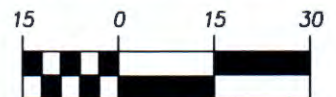
LAND SURVEYORS

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DESCRIPTION
APPROVED

By: *[Signature]*

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey is North 86°-59'-57" West as the southerly line of Eppley Avenue, as evidenced by monuments found, and is the same bearing as found in Book 2480, Page 349 of Muskingum County Records. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".



1 INCH = 30 FEET

SURVEY REFERENCES

1. Subject and adjoining deeds as noted
2. Survey maps and plats as noted



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NOT RECORDABLE

ADAM D. TREAT REG. PROF. SURV. No. 8058

Job No.: 16-154

Field Date: September 29, 2016

Survey Date: October 11, 2016

Latest Revision Date:

EPPLEY AVENUE (68')

