

**Jerry L. Gamble, Surveyor**  
**713 Lenox Avenue, Zanesville, OH 43701**  
March 11, 2015

New Description for Premises at  
407 Seborn Avenue, Zanesville, OH 43701

Situated in the County of Muskingum, State of Ohio, in the City of Zanesville, and bounded and described as follows:

Being a part of Lot One (1) in Patty Tupperts Subdivision of Section Twelve (12), Township Sixteen (16), Range Fourteen (14) as delineated upon the plat of said subdivision recorded in the record of deeds of said county in Deed Book O, Page 515, and Plat Book A-O, Page 198; Also being a part of Lots One (1) and Two (2) in the Melick and Johnson Subdivision recorded in Plat Book 4, Page 158, of said county records and being more particularly bounded and described as follows:

Beginning at a point in the North line of Seborn Avenue located sixty-two (62) feet North 87 degrees West (the Basis of Bearing for this description along the North line of Seborn Avenue) of *“a stone set in the south west corner of the four (4) acre tract of land conveyed to Rebecca J. Allen and Elizabeth F. Spence by deed dated September 13<sup>th</sup>, 1900 and recorded in the deed records of said county in Book 122, Page 187;”* said stone is shown on the Plat of Spence Addition (Recorded in Plat Book 7, Page 3, of said County Records) as being 12.8 feet west along the North line of Seborn Avenue from the Southwest corner of Lot One (1) of said Spence Addition;

Thence from said Place of Beginning run North (3) three degrees East a distance of one hundred and forty (140) feet *to a stake*;

Thence run North 87 degrees West parallel with the North line of Seborn Avenue a distance of forty (40) feet *to a stake*;

Thence run South three (3) degrees West a distance of one hundred and forty (140) feet *to a stake in the north line of Seborn Avenue*;

Thence run South 87 degrees East along the north line of Seborn Avenue a distance of forty (40) feet to the Place of Beginning, containing 0.13 acre. "*Said premises being a part of Lots One (1) and Two (2) of a private plat of Lots held and made by W. H. Johnson and W. A. Melick*" (Deed Book 144, Page 462). Said Lots One (1) and Two (2) are now part of the aforesaid Melick and Johnson Subdivision (Plat Book 4, Page 158)

This description with accompanying plat completed by Jerry Lee Gamble, Registered Surveyor No. 5737, March 11, 2015.

Property Owner: Tanis Investment, LLC by deed recorded in BK 2128, PG 358, Muskingum County Recorder's Office.

Being all of Muskingum County Auditor's Parcel Number 82-14-02-06-000.

DESCRIPTION  
APPROVED  
By: [Signature] 3/13/15



OFFICE COPY  
[Signature] 3/11/15  
NOT RECORDABLE



WILSON AVENUE

B

ALLEY  
N87°W

MELICK & JOHNSON SUBDIVISION (PLAT BOOK 4, PAGE 158)

Lot Three

Lot Two

Lot One

50'

50'

60'

S3°W - 140'

N3°E - 140'

N3°E - 140'

0.13 Acre

Eric & Lena Moore  
BK 1821, Page 911  
82-14-02-07-000  
411 Seborn Av  
Survey by D. Davis  
August 1998

Tanis Investment  
BK 2128, PG 358  
82-14-02-06-000  
407 Seborn Av

J. Marlene Adams  
Vol 1061, Page 471  
82-14-02-05-000  
403 Seborn Av

POB

S87°E

N87°W - 62'

Basis Of Bearing

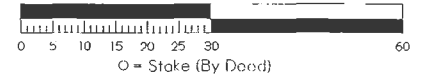
SEBORN AVENUE

82-14-02-06-000

B

WILLIAM H. JOHNSON & WILLIAM A. MELICK  
TO  
ELIZABETH F. SPENCE & REBECCA J. ALLEN  
4 ACRES (DB 122, Pg 187)

SCALE: 1" = 30'



0 = Stake (By Deed)

18

17

16

40'

40'

40'

40'

West line 4 Acre Tract DB 122, PG 187

SYLVANIA COURT

SPENCE ADDITION (Plat Book 7, Page 3)

1

2

3

Jay R. Cramer  
BK 2466, PG 2/  
82-14-01-28-000  
0.09 Ac±  
349 Seborn Av

SW Cor Lot 1

STONE

DESCRIPTION  
APPROVED

By: [Signature]

REFERENCES:

Patty Tappens Subdivision: DeedBook 0, Pg 515 & PB A 0, Page 198  
Muskingum County and GIS Tax Maps  
DeedBook/Page:  
1060/324; 2075/735; 1060/324; 1148/118; 117/6; 144/462; 2466/31

PLAT OF SURVEY  
FOR NEW DESCRIPTION

Promises at 407 Seborn Avenue, Zanesville, OH 43701  
Being a part of Lots 1 & 2, Melick and Johnson Subdivision  
Plat Book 4, Page 158

OWNER: Tanis Investment, LLC (BK 2128, PG 358)  
Being all of Parcel 82-14-02-06-000

I hereby certify that this survey was performed by me, and is true  
and correct to the best of my knowledge and belief.

Date:

3/11/15

OFFICE COPY  
NOT RECORDABLE  
Jerry Lee Gamble  
Registered Surveyor No. 5737  
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