

**TERRY J. FINLEY SURVEYING & MAPPING****155 Mockingbird Hill, Zanesville, OH 43701****Phone or Fax: (614) 454-8721****Ohio Registered Surveyor #S-7222****LEGAL DESCRIPTION FOR PROPERTY AT  
709 SEBORN AVENUE  
ZANESVILLE, OH 43701**

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, AND BEING LOT #44 OF EPPLEY'S UNRECORDED SUBDIVISION, AND BEING ALL THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOLUME 570, PAGE 810; BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT #2 OF PATTY TUPPER'S SUBDIVISION, AS RECORDED IN DEED VOLUME 0, PAGE 515, THENCE, NORTH 00 DEGREES - 00 MINUTES - 00 SECONDS EAST, 60.00 FEET TO A POINT AT THE INTERSECTION OF THE NORTH LINE OF SEBORN AVENUE AND THE WEST LINE OF SUPERIOR STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT #43 OF SAID EPPLEY'S UNRECORDED SUBDIVISION; THENCE, NORTH 90 DEGREES - 00 MINUTES - 00 SECONDS WEST, 50.00 FEET ALONG THE NORTH LINE OF SEBORN AVENUE TO AN IRON PIN SET, AND THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED; THENCE, CONTINUING NORTH 90 DEGREES - 00 MINUTES - 00 SECONDS WEST, 50.00 FEET TO AN IRON PIN SET; THENCE, NORTH 00 DEGREES - 07 MINUTES - 45 SECONDS WEST, 142.00 FEET TO A POINT ON THE SOUTH LINE OF A 16' ALLEY; THENCE, SOUTH 90 DEGREES - 00 MINUTES - 00 SECONDS EAST, 50.00 FEET TO AN IRON PIN SET; THENCE, LEAVING SAID ALLEY, SOUTH 00 DEGREES - 07 MINUTES - 45 SECONDS EAST, 142.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.163 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BEARINGS DESCRIBED HEREIN ARE BASED UPON THE NORTH LINE OF SEBORN AVENUE, AS SOUTH 90 DEGREES EAST.

IRON PINS SET ARE 5/8" REBAR WITH YELLOW IDENTIFICATION CAP (FINLEY S-7222).

BEING ALL OF AUDITOR'S PARCEL #82-15-04-07-000.

THIS DESCRIPTION, WRITTEN ON DECEMBER 14, 1998, IS BASED ON AN ACTUAL SURVEY OF THE PREMISES BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222.

**OFFICE COPY  
NOT RECORDABLE**  
TERRY J. FINLEY  
REGISTERED SURVEYOR #S-7222

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY [Signature]  
12-19-98



# TERRY J. FINLEY SURVEYING & MAPPING

155 Mockingbird Hill, Zanesville, OH 43701

Phone or Fax: (740) 454-8721

Ohio Registered Surveyor #S-7222

State: OHIO

County: MUSKINGUM

Township:

Section:

City: ZANESVILLE

Subdivision: LOT 44 EPPLEY'S UNRECORDED SUBD.

Plat Book:

Deed Volume: 570

Page:

Lot #:

Page: 810

**SURVEY PLAT FOR:** 709 SEBORN AVE.

**Auditor's Parcel #:** 82-15-04-07-000

Bearings shown herein are based upon:

THE NORTH LINE OF SEBORN AVE. AS S-90-E

10' ALLEY

S-90-00-00-E

50'

50.00'

45

44

43

N-00-07-45-W

142.00'

142.00'

S-00-07-45-E

0.163 AC.

SUPERIOR STREET 30'

E-00-00-00-E  
50'

50.00'

N-90-00-00-W

50'

Scale: 1 in. = 30 ft.

SEBORN AVENUE 80'

## LEGEND:

● Iron pin set (5/8" cap w/cap)

○ Iron pin found

— Stone found

— Axle found

— Railroad spike found

This plat drawn on DECEMBER

DESCRIPTION APPROVED  
FOR ADDITION'S TRANSFER

BY TJF

12-14-98

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NOT RECORDED

Terry J. Finley, Registered Surveyor #S-7222

N.W. COR. LOT#2  
PATTY TUPPER'S SUBD. D.U. D, PG. 515

