

Being part of Lot 2 of Patty Tupper's Subdivision as shown on the plat recorded in Deed Book 0, page 515 and in the Southeast Quarter of Section 12, Township 16 North, Range 14 West of the Congress Lands East of the Scioto River, City of Zanesville, Muskingum County, Ohio [and being all of the property conveyed to Blanche E. Phillips by a deed recorded in Deed Book 760, page 210, (Aud. Par. #82-15-05-16-000, all)] and being further bounded and described as follows:

Commencing for a point of reference at the northwest corner of the aforementioned Lot 2, said point being on the south line of Seborn Avenue;

thence North 89° 51' 15" East, along the south line of Seborn Avenue, a distance of 240.03 feet to a ¾ inch iron pipe found, said point being North 87° 28' 06" West 0.17 feet from a ¾ inch rebar found, **said point also being the true place of beginning of this tract;**

thence North 89° 51' 15" East, continuing along the south line of Seborn Avenue, a distance of 50.00 feet to a ¾ inch iron pipe found, said point being North 22° 08' 34" West 0.08 feet from a ¾ inch rebar found;

thence South 00° 08' 45" East, along the west line of a tract conveyed to Stephanie W. Atkinson by a deed recorded in Deed Book 1709, page 637 and generally along an existing fenceline, a distance of 138.75 feet to an iron pin set on the north line of Springfield Alley, said point being South 17° 35' 17" East 0.19 feet from a ¾ inch iron pipe found;

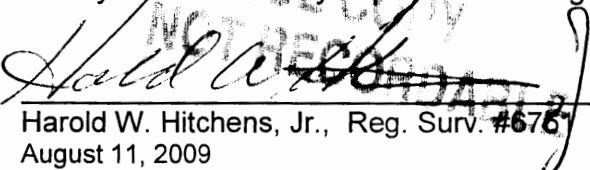
thence South 89° 51' 15" West, along the north line of Springfield Alley, a distance of 50.00 feet to a point, said point being South 43° 35' 50" West 0.29 feet from a ¾ inch iron pipe found;

thence North 00° 08' 45" West, along the east line of a tract conveyed to Jeffery A. and Cynthia L. Kokensparger by a deed recorded in Deed Book 847, page 33, a distance of 138.75 feet to the place of beginning.

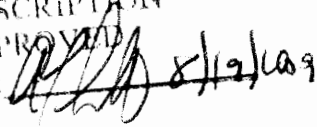
Containing 0.1593 acres, subject to any valid and existing easements, restrictions, leases or other conditions of record.

The bearings used in this description are based on the assumed direction of north. Pertinent documents are all deeds and plat mentioned; tax map; a survey plat prepared by L. Peter Dinan, Reg. Surv. #5451, dated May 17, 1995; and a survey plat prepared by Terry L. Finley, Reg. Surv. #7222, dated October 09, 2006. All iron pins described as set are 5/8 inch diameter, 30 inches long, solid reinforcing bars with plastic identification caps. All mention of Deed Books and Plat Books refer to records on file in the Muskingum County Recorder's Office.

This description was prepared by Harold W. Hitchens, Jr., Reg. Surv. #6751, from an actual field survey made under my supervision during August of 2009.


Harold W. Hitchens, Jr., Reg. Surv. #6751
August 11, 2009

JOB #3971-07-09

DESCRIPTION
APPROVED
BY:  8/12/09

