

82-16-02-30-001
803 Seborn Ave

**James Jarvis
Split of Property and 803 Seborn Ave.
Part including house**

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

Being part of property at 308 Seborn Ave. Parcel Number 80-82-16-02-30-000, James Jarvis Deed Vol. 1111, Page 183.

Commencing at a concrete monument at the Northwest Corner of Lot 117 of Lindbergh Allotment recorded in Plat Book 2, Page 1A; Thence South $84^{\circ}26'00''$ East along Lindbergh Ave. 600.00 feet to a concrete monument at the Northeast Corner of Lot 128; Thence continuing along Lindbergh Ave. South $81^{\circ}34'15''$ East 100.12 feet to an iron pin found; Thence leaving Lindbergh South $5^{\circ}34'00''$ West 160.00 feet to an iron pin found on the North Line of Seborn Ave.; Thence along Seborn Ave. South $83^{\circ}47'14''$ East 99.60 feet to a point the place of beginning; Thence North $6^{\circ}12'46''$ East along J&D Abbott Vol. 557, Page 581, 61.69 feet to an iron pin set; Thence South $83^{\circ}30'23''$ East along the split line of Vol. 1111, Page 183, 50.00 feet to an iron pin set; Thence South $6^{\circ}12'46''$ West along the West side of Pine Street 61.40 feet to an iron pin set at the intersection of the North Line of Seborn Ave.; Thence along Seborn Ave. North $83^{\circ}50'04''$ West 50.00 feet to the place of beginning containing 0.071 acres more or less:

Except the following easement: Commencing at the intersection of the North line of Seborn and the West line of Pine Street; Thence North $6^{\circ}12'46''$ East along Pine Street 61.40 feet to an iron pin the place of beginning; Thence South $6^{\circ}12'46''$ West along Pine Street 4.00 feet to a point; Thence leaving Pine Street North $83^{\circ}30'23''$ West along a concrete side walk 11.80 feet to a point; Thence across side walk North $6^{\circ}12'46''$ East 4.00 feet to a point on the West side of a 3.00 foot wide door; Thence South $83^{\circ}30'23''$ East along concrete block building 11.80 feet to the place of beginning; This easement given for access to a door on the South side of a 44X22 foot garage building. The grantees of this easement to share in the maintenance of said 4 foot walkway.

Bearings are based on the North line of Lindbergh Ave. along Lot 117 through Lot 128 bearing South $84^{\circ}26'00''$ East.

Above description is based on the survey by R.L. Daniels, Registered Surveyor No. 5410, May 10, 1998 and is intended for legal transfer of property described and does not intend to describe all or any easements of record nor encroachments unless otherwise indicated.

Iron pins set are No. 5 reinf. bars 30 inches long with plastic ID caps.

Ref. Vol. 1111, Page 183.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY [Signature]
5-14-98

OFFICE COPY
NOT RECORDABLE

Chamber lin 50'

58°42'00"E

Lindbergh Ave 50'

58°34'15"E

100.12

Mon
NW Cor
Lot 117

Mon
NE Cor
Lot 128

Lindbergh
Allotment
Plat Book 2
Page 1A

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY PSB

5-14-98

S 55°34'00"W
160.00

58°34'14"E

99.6

Seborn Ave 50'

58°34'14"E

50.00

Jrd Abbott
557-581

N 6°12'46"E

58.35

0.067

Ac

58.60

S 6°12'46"W
56.12

Pine St 50'

Eastment

50.00

50.00

50.00

50.00

50.00

50.00

50.00

50.00

50.00

50.00

50.00

50.00

50.00

50.00

50.00

50.00

50.00

50.00

50.00

- Iron Pins Found
- Iron Pins Set No 4
- Reinf Bar 30" Lg Plastic
- ID Caps

James J. [unclear]
Split Of [unclear] 82-16-02-30-000
Vol. III - [unclear] 5-12-98
State of [unclear], County Of
Municipal, City Of Zanes-
ville, Ohio Daniels Reg. Surv.
5410

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1" = 60'