

83-22-04-13

1204 RIDGE AVE

DESCRIPTION OF A 0.095 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, City of Zanesville, and being part of the Southwest Quarter of Section # 1, Township 16 North, Range 14 West in the Congress Lands East of the Scioto River and being all of the Matthew L. Fulkerson property recorded in Volume # 1696, Page 906, and Parcel # 83-22-04-13, and a 10.00 foot wide private alley (Right of Way) which was described in Volume 628, Page 282 and Volume 1510, Page 964 of Muskingum County records and being more particularly described as follows ;

Beginning for Reference at the Intersection of the South right of way line of Ridge Avenue (50.00 feet in width) and the East right of way line of Locust Alley (12.00 feet in width) also know as Powers Alley; thence along the South right of way of Ridge Avenue, North 60 degrees 25 minutes 00 seconds East 127.2 feet to a chiseled "x" set on a concrete sidewalk and the True Place of Beginning ; thence continuing along said right of way , North 60 degrees 25 minutes 00 seconds East 34.00 feet to an iron pin set ; thence along Tad A. Sowers property (Volume 1696 , Page 796) South 29 degrees 35 minutes 00 seconds East 122.50 feet to an iron pin set on the north right of way of an alley 12.00 feet in width ; thence along said right of way , South 60 degrees 25 minutes 00 seconds West 34.00 feet to an iron pin found ; thence North 29 degrees 35 minutes 00 seconds West 122.50 feet to a chiseled "x" on a concrete sidewalk at the True Place of Beginning .

Containing 0.095 acres , more or less, subject to all easements , restrictions , or right of ways , either written or implied. All iron pins set and found are # 5 rebar 30 inches long with a yellow I.D. cap labeled "BINCKLEY S - 7879" .

Also the Following described Right of Way which was described in Volume 1510, Page 964 and Volume 628, Page 282 of Muskingum County Records;

Beginning for Reference at the Intersection of the South right of way line of Ridge Avenue (50.00 feet in width) and the East right of way line of Locust Alley (12.00 feet in width) also know as Powers Alley; thence along the South right of way of Ridge Avenue, North 60 degrees 25 minutes 00 seconds East 202.70 feet to a point and the True Place of Beginning ; thence continuing along said right of way North 60 degrees 25 minutes 00 seconds East 10.00 feet to a point ; thence South 29 degrees 35 minutes 00 seconds East 134.50 feet to a point ; thence South 60 degrees 25 minutes 00 seconds West 10.00 feet to a point ; thence along a 12.00 foot wide alley, North 29 degrees 35 minutes 00 seconds West 12.00 feet to a point on the north right of way of an alley 12.00 feet in width ; thence along Tad A. Sowers property (Vol. 1696, page 796) , North 29 degrees 35 minutes 00 seconds West 122.50 feet to a point at the True Place of Beginning .

This description was written from an actual survey completed by Binckley Land Surveying in November 10, 2002.

Donald E. Binckley II P.S. 7978 Date

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

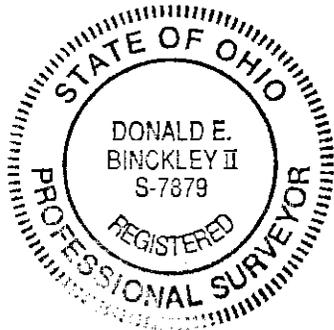
BY A. L. Swinehart
11-22-2002 KS

BINCKLEY LAND SURVEYING

6375 WINDSONG WAY NASHPORT, OHIO 43830
 PHONE (740) 455-3736 FAX (740) 455-9149

SURVEY FOR MATTHEW L. FULKERSON

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION # 1, TOWNSHIP 16 NORTH, RANGE 14 WEST IN THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, AND BEING ALL OF PARCEL # 83-22-04-13 WHICH WAS LAST CONVEYED TO MATTHEW L. FULKERSON IN VOLUME 1696, PAGE 906 OF MUSKINGUM COUNTY RECORDS.



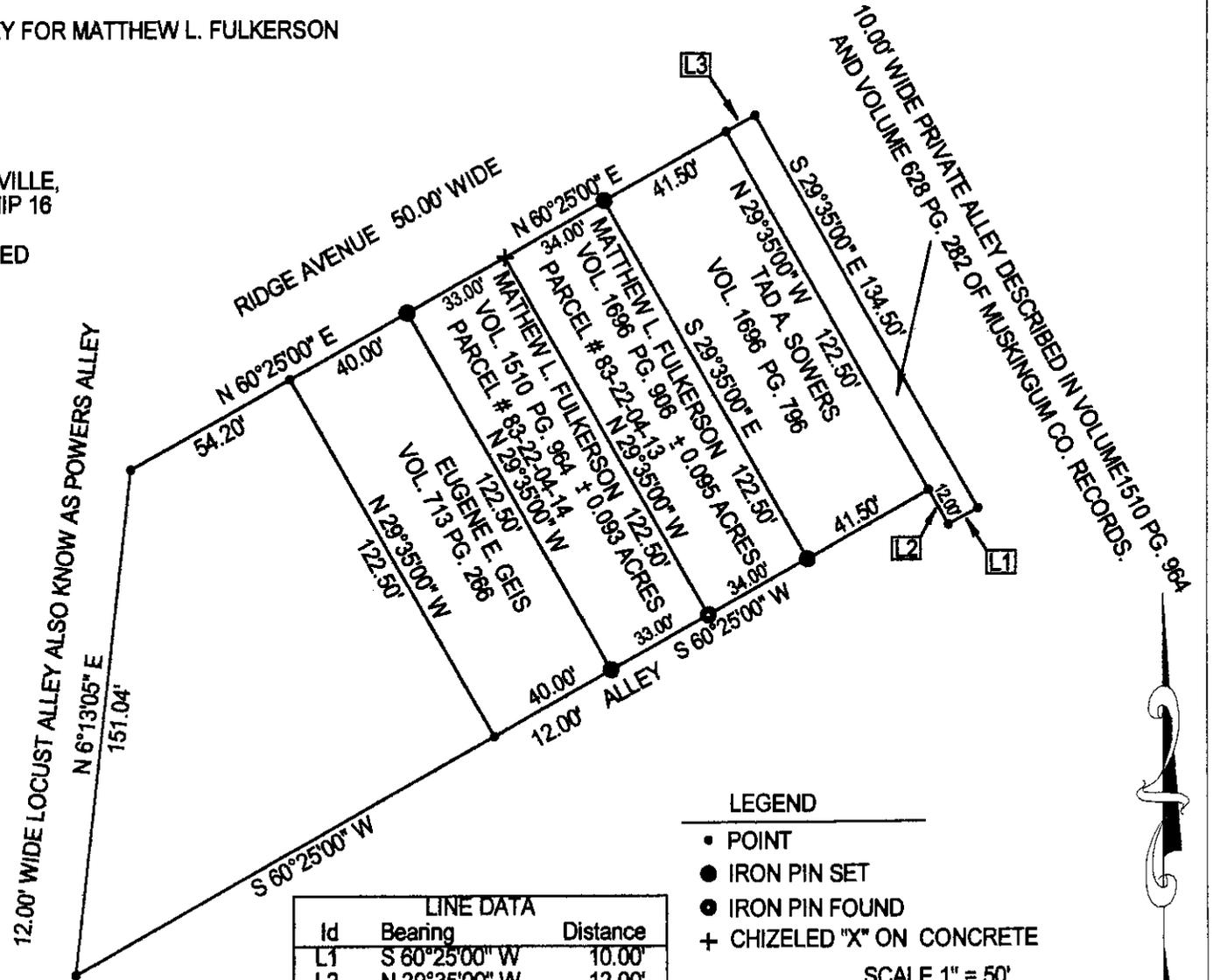
DESCRIPTION APPROVED FOR RECORDATION
 BY *asb*
 11-22-2002

REFERENCES : TAX MAPS, DEEDS OF RECORD, PREVIOUS SURVEY BY R.L. DANIELS DATED 10-26-1981.

BASIS OF BEARING : BEARINGS ON THIS PLAT ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF RIDGE AVENUE AS BEING NORTH 60 DEGREES 25 MINUTES 00 SECONDS EAST AND ARE FOR ANGULAR CALCULATION ONLY.

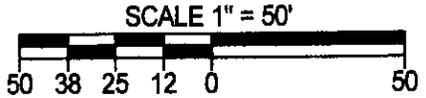
I HEREBY CERTIFY THIS PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND REPRESENTS AN ACTUAL SURVEY CONDUCTED BY BINCKLEY LAND SURVEYING ON NOVEMBER 10TH 2002.

DONALD E. BINCKLEY II P.S. # 7879 DATE 11-10-2002



LINE DATA		
Id	Bearing	Distance
L1	S 60°25'00" W	10.00'
L2	N 29°35'00" W	12.00'
L3	N 60°25'00" E	10.00'

- LEGEND
- POINT
 - IRON PIN SET
 - IRON PIN FOUND
 - + CHISELED "X" ON CONCRETE



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