

84-27-05-05
1182 GREENWOOD AVE

DESCRIPTION OF A 0.134 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, City of Zanesville, and being all Parcel # 84 - 27 - 05 - 05, which was last conveyed to Margret Crooks in Deed Volume # 426, Page # 360, of Muskingum County Records, and being more particularly bounded and described as follows:

Beginning at the Northwest Corner of Lot # 4 of Little's Addition (Plat book # 1, Pg. 67), thence South 58 degrees 30 minutes 40 seconds East 244.97 feet to an iron pin found on the south line of Greenwood Avenue ; thence South 76 degrees 44 minutes 20 seconds East 39.69 feet to a 1/2" bolt found ; thence South 83 degrees 55 minutes 33 seconds East 40.80 feet to an iron pin found and the True Place of Beginning ; thence along the south line of Greenwood Avenue, North 87 degrees 24 minutes 07 seconds East 51.43 feet to an iron pin found , passing the West side of an ingress and egress easement at 47.43 feet ; thence along John Kemp property (Vol.1513,Pg.644),South 00 degrees 34 minutes 31 seconds East 112.00 feet to an iron pin set ; thence along A. & J. Derwacter property (Vol. 579, Pg. 360) , South 87 degrees 03 minutes 35 seconds West 52.77 feet to an aluminum pin found , passing the west side of ingress and egress walkway at 4.00 feet ; thence along D. Doyle and T. Chappellear property (Vol.1625, Pg. 90) , North 00 degrees 05 minutes 58 seconds East 112.37 feet to an iron pin found at the True Place of Beginning .

Containing 0.134 Acres , more or less , subject to all easements , restrictions , or right of ways , either written or implied . All iron pins set are 30 inch long by 5/8 inch diameter rebar with a yellow cap labeled "Binckley" S - 7879 .

Also subject to the following ingress and egress walkway 4.00 feet in width;

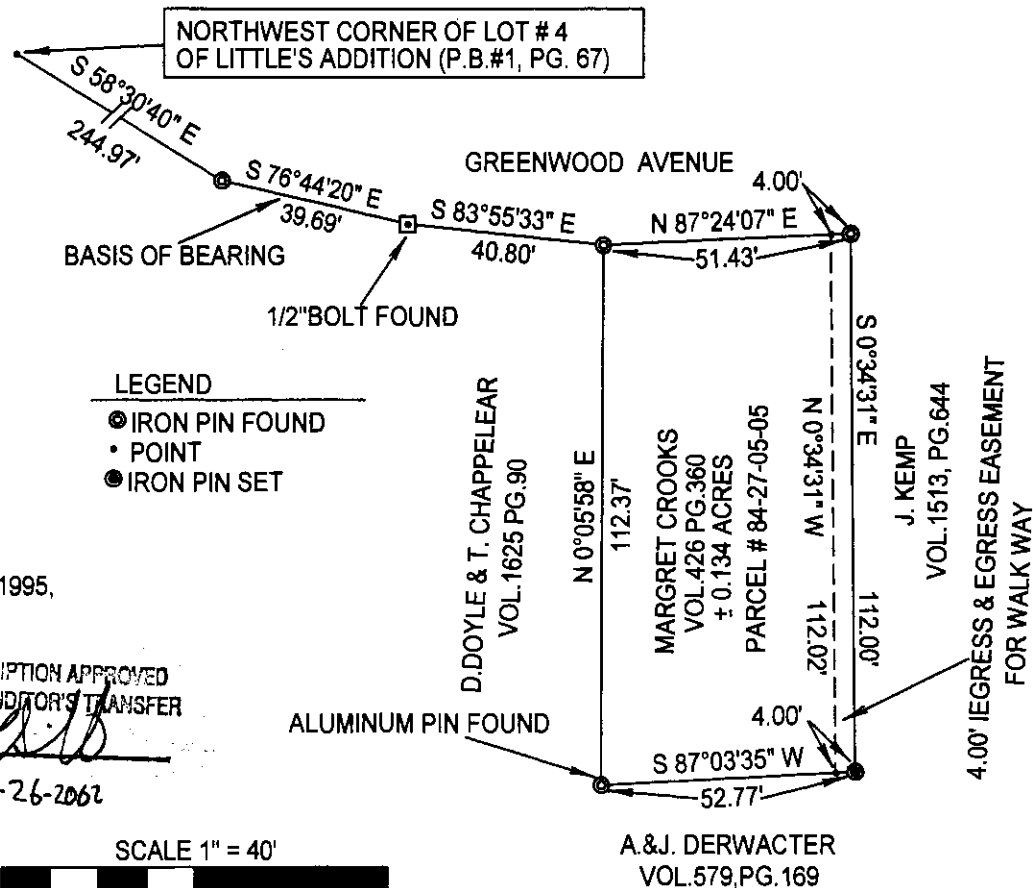
Beginning at the Northwest Corner of Lot # 4 of Little's Addition (Plat book # 1, Pg. 67), thence South 58 degrees 30 minutes 40 seconds East 244.97 feet to an iron pin found on the south line of Greenwood Avenue ; thence South 76 degrees 44 minutes 20 seconds East 39.69 feet to a 1/2" bolt found ; thence South 83 degrees 55 minutes 33 seconds East 40.80 feet to an iron pin found ; thence along the south line of Greenwood Avenue, North 87 degrees 24 minutes 07 seconds East 47.53 feet to a point and the True Place of Beginning ; thence continuing along said Greenwood Avenue North 87 degrees 24 minutes 07 seconds East 4.00 feet to an iron pin found ; thence along John Kemp property (Vol.1513,Pg.644),South 00 degrees 34 minutes 31 seconds East 112.00 feet to an iron pin set ; thence along A. & J. Derwacter property (Vol. 579, Pg. 360) , South 87 degrees 03 minutes 35 seconds West 4.00 feet to a point ; thence North 00 degrees 34 minutes 31 seconds East 112.02 feet to a point at the True Place of Beginning .

Bearings contained herein are assumed on the North Line of Parcel # 84 - 27 - 05 - 08 as being South 76 degrees 44 minutes 20 seconds East as surveyed by Terry Finley dated 11-1-1995 and are for angular calculations only.

Binckley Land Surveying
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NOT RECORDABLE
Donna E. Binckley
Ohio Professional Surveyor # 7879

BINCKLEY LAND SURVEYING

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SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, AND BEING ALL OF PARCEL # 84-27-05-05 WHICH WAS LAST CONVEYED TO MARGRET CROOKS IN VOL. 426, PAGE 360 OF MUSKINGUM COUNTY RECORDS.

REFERENCES : TAX MAPS, DEEDS OF RECORD, PREVIOUS SURVEYS BY TERRY J. FINLEY DATED 11-1-1995, AND R. DANIELS DATED 4-3-1995

BASIS OF BEARING : BEARINGS ON THIS PLAT ARE BASED ON A PREVIOUS SURVEY BY TERRY J. FINLEY OF PARCEL # 84-27-05-08 AND ARE ASSUMED ON THE NORTH LINE OF SAID PARCEL AS BEING S 76°44'20" E 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 COMPLETED BY BINCKLEY LAND SURVEYING ON MARCH 24TH, 2002.

DONALD E. BINCKLEY II P.S. # 7879 DATE

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