

1462 MITCHELL AVE

DESCRIPTION OF SURVEY FOR DAVID FISHER JOB#820-3

Situated in the State of Ohio, County of Muskingum, City of Zanesville:

Being part of the Third Quarter Township, Township #1, Range #7, of the US Military District, being all of the David Fisher property described in deed reference Deed Book Volume 1116, Page 294 of said county's deed records, known as Muskingum County Auditor's Parcel Number 84-52-01-26-000, and more particularly described as follows;

Commencing at an iron pin (found) at the Northwest corner of Lot #12 and Southwest corner of Lot #11 of M.V.D. Mitchell's Addition recorded Plat Book 2, Page 56, also being on the East line of Mitchell Street; thence N 15 12 40 E 63.12 feet along the East line of Mitchell Street to the Northwest corner of said Lot #11, also being on the South line of a 10 Acre Tract conveyed to A.V. Fell and George V. Fell by Evans recorded in deed reference Deed Book Volume 59, Page 43; thence N 15 12 40 E 343.58 feet into said 10 Acre Tract, extending (by deeds) the East line of Mitchell Street to an iron pipe (found) at the Northwest corner of the Jeffery Seward property as described in deed reference Deed Book Volume 1099, Page 23, passing an iron pipe (found) at 14.92 feet; thence N 21 02 50 E 77.47 feet continuing through said 10 Acre Tract and along the East line of Mitchell Street to an iron pin (found) at the place of beginning and Southwest corner of the property herein intended to be described;

- #1- thence N 15 05 40 E 118.42 feet continuing through said 10 Acre Tract and along the East line of Mitchell Street to an iron pin (found) at the Northwest corner of said Fisher property;
- #2- thence S 81 22 40 E 175.30 feet continuing through said 10 Acre Tract and along the North line of said Fisher property to an iron pin (set) at the Northeast corner of said Fisher property, being the East line of said 10 Acre Tract, and East line of a 20 foot wide alley (created by deeds) vacated by County Auditor Order #70-109 on January 27, 1971, also being the West line of the City of Zanesville property (no reference found), passing an iron pin (found) at 155.07 feet;
- #3- thence S 17 10 50 W 123.11 feet along the common line for said 10 Acre Tract, East line of said 20 foot alley, East line of said Fisher property, and West line of the City of Zanesville property to an iron pin (set) at the Southeast corner of said Fisher property;
- #4- thence N 80 00 30 W 170.37 feet through said 10 Acre Tract and along the South line of said Fisher property to the place of beginning, passing an iron pin (found) at 22.99 feet, containing 0.48 acres.

The bearings within the description are based on previous survey of the David Fisher property completed by Charles R. Harkness PLS #6885 on October 21, 1996. Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on September 11, 1997, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

OFFICE COPY
NOT RECORDED
Charles R. Harkness PLS #6885

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY ASB
10-2-97



The bearings on this plat are based on a previous survey of the David Fisher property completed by Charles R. Harkness PLS #6885, on October 21, 1996.

City of Zanesville
DB Vol. 530, Page 894.

100 0 100 200 300

GRAPHIC SCALE -- FEET

LEGEND

- PIN (SET) 5/8" REBAR
CAPPED (CRH PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)

Situated in the State of Ohio,
County of Muskingum, City of
Zanesville:

Being part of the Third Quarter
Township, Township #1, Range #7,
of the US Military District, being
all of the David Fisher property
described in deed reference Deed
Book Volume 1116, Page 294 of
said county's deed records, known
as Muskingum County Auditor's
Parcel Number
84-52-01-26-000;

Robert Dingey
DB Vol. 520,
Page 177.

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY PLS #6885
10-2-97

30' Street (by deed)

Lot #10

Lot #9

M.V.D. Mitchell's Add.
Plat Book #2, Page 56. Lot #12

Tree line (Hedge Apple)

North Line 10 Ac Tract

Fred Coganow
DB Vol. 509,
Page 746.

R & P Willis
DB Vol. 1014,
Page 461.

0.48 ACRES

Parcel #
84-52-01-26-000

PASSING 155.07'

Fred Coganow
DB Vol. 509,
Page 746.

PASSING 17.62'

Jeffery Seward
DB Vol. 1099, Page 23.

20' alley created by deeds
East Line of 10 Ac Tract See Notes

City of Zanesville

SURVEYOR'S NOTES & REFERENCES:

Muskingum County Tax Maps of the area. A survey of the George Moxwell property complete by Loren C. Camp PLS #5843 on March 21, 1983. A survey of Lot #12 of the M.V.D. Mitchell Addition completed by Charles R. Harkness PLS #6885 on October 16, 1986. A survey of the Pauline Young property completed by Stephen M. Bowman PLS #7135 on September 26, 1994. A survey of the David Fisher property completed by Charles R. Harkness PLS #6885 on October 21, 1996. Fell 10 Acre Tract conveyed to A.V. Fell and George V. Fell by Evans recorded in Deed Book Volume 59, Page 43. Note #1- 20 foot alley, 30 foot street, and Mitchell Street were created by deeds and were originally part of the 10 Acre Fell Tract.

This plat was prepared by C. R. Harkness
Surveying & Mapping Inc. in accordance with
Chapter 4733-37 of the Administrative Code,
from an actual survey and is intended to be
used for the legal transfer of the property shown
and does not intend to show all or any
easements, record, nor encroachments unless
otherwise indicated.

Charles R. Harkness PLS #6885

SURVEY FOR:

David Fisher
Mitchell Street
Zanesville, Ohio 43701

SECTION: Q1r Twp #3 TOWNSHIP: #1 RANGE: #7
CITY: Zanesville COUNTY: Muskingum STATE OF OHIO

Survey Date: 9/11/97 Drw date 9/20/97 By: CRH

C. R. HARKNESS SURVEYING & MAPPING INC.
768 DRYDEN ROAD
Zanesville, Ohio 43701 Phone (614) 454-6367

Job Number:
#820

Drawing/Sheet No.
Plat #03

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