

84-56-01-09-000

Description: 0.412 Acres – 1941 Neil Avenue, Zanesville, Ohio

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being part of Lot 5 in the Muskingum Mining Company's Addition No. 2 as recorded in Plat Book 1, Pages 30-31 of Muskingum County Recorder's records, being land now or formerly owned by CitiMortgage, Inc. as recorded in Book 2426, Page 397 of Muskingum County Recorder's records, and being more particularly bounded and described as follows:

Beginning at a 5/8" rebar (cap id. "Biedenback") found and held marking the Northeast corner of said Lot 5. Said corner being the intersection of the South right-of-way line of Buckeye Drive (30' wide) with the West right-of-way line of Neil Avenue (50' wide) and being the **TRUE PLACE OF BEGINNING** for the parcel herein described;

Thence S 05°16'00" E, along the West right-of-way line of Neil Avenue, a distance of 48.00' to a 5/8" rebar (cap id. "Biedenback") found and held thereon marking the Northeast corner of land now or formerly owned by April R. Wisenbarger as recorded in Book 2192, Page 638 of Muskingum County Recorder's records;

Thence S 84°46'26" W, along the North line of said Wisenbarger land and passing over a 5/8" rebar found at 368.66', a distance of 373.66' to a 5/8" rebar set marking the Northwest corner thereof and being on the West line of said Lot 5;

Thence N 05°07'26" W, along the West line of said Lot 5, a distance of 48.00' to a 1/2" bar in concrete found and held marking the Northwest corner thereof and being on the South right-of-way line of Buckeye Drive;

Thence N 84°46'26" E, along the South right-of-way line of Buckeye Drive, a distance of 373.55' to the **TRUE PLACE OF BEGINNING** and containing 0.412 acres of land as surveyed by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on February 13, 2013. All 5/8" rebar set are 30" in length with cap id. "C&A".

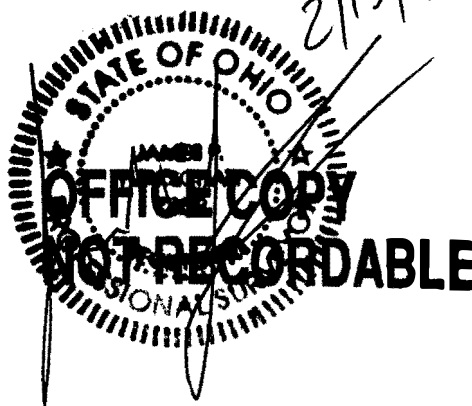
The basis of bearings for this survey is S 05°16'00" E as the West right-of-way line of Neil Avenue and is the same bearing found on a survey by Biedenbach Engineering, Inc. dated January, 1982.

Property known as: 1941 Neil Avenue, Zanesville, Ohio 43701
Parcel # 84-56-01-09-000

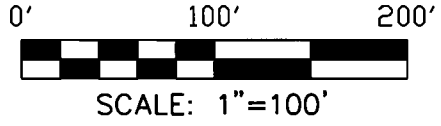
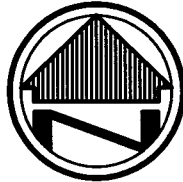
DESCRIPTION

APPROVED

By: [Signature] 2/13/13



89-56-01-09-000 A



- OWNERSHIPS**
- (A) - CITIMORTGAGE, INC.
BOOK 2426, PAGE 397
PARCEL #84-56-01-09-000
 - (B) - APRIL R. WISENBARGER
BOOK 2192, PAGE 638
PARCEL #84-56-01-10-000
 - (C) - CITY OF ZANESVILLE
D.V. 530, PAGE 894
PARCEL #84-63-01-01-000

STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE,
BEING PART OF LOT 5 IN THE MUSKINGUM MINING COMPANY'S
ADDITION NO. 2 RECORDED IN PLAT BOOK 1, PAGES 30-31.

FLOOD INFO
FLOOD ZONE "X" (NOT A FLOOD ZONE)
FIRM 39119C0305G - JULY 6, 2010

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS
S 05°16'00" E AS THE WEST RIGHT-OF-WAY
LINE OF NEIL AVENUE AND IS THE SAME
BEARING FOUND ON SURVEY BY BIEDENBACH
ENGINEERING DATED JANUARY, 1982.

RESOURCES

MUSKINGUM COUNTY GIS
MUSKINGUM COUNTY DEEDS AS REFERENCED HEREON
MUSKINGUM COUNTY PLAT BOOK 1, PAGES 30-31
SURVEY BY BIEDENBACH ENGINEERING, INC. - JAN., 1982
SURVEY BY TERRY J. FINLEY - AUGUST, 1993

LEGEND

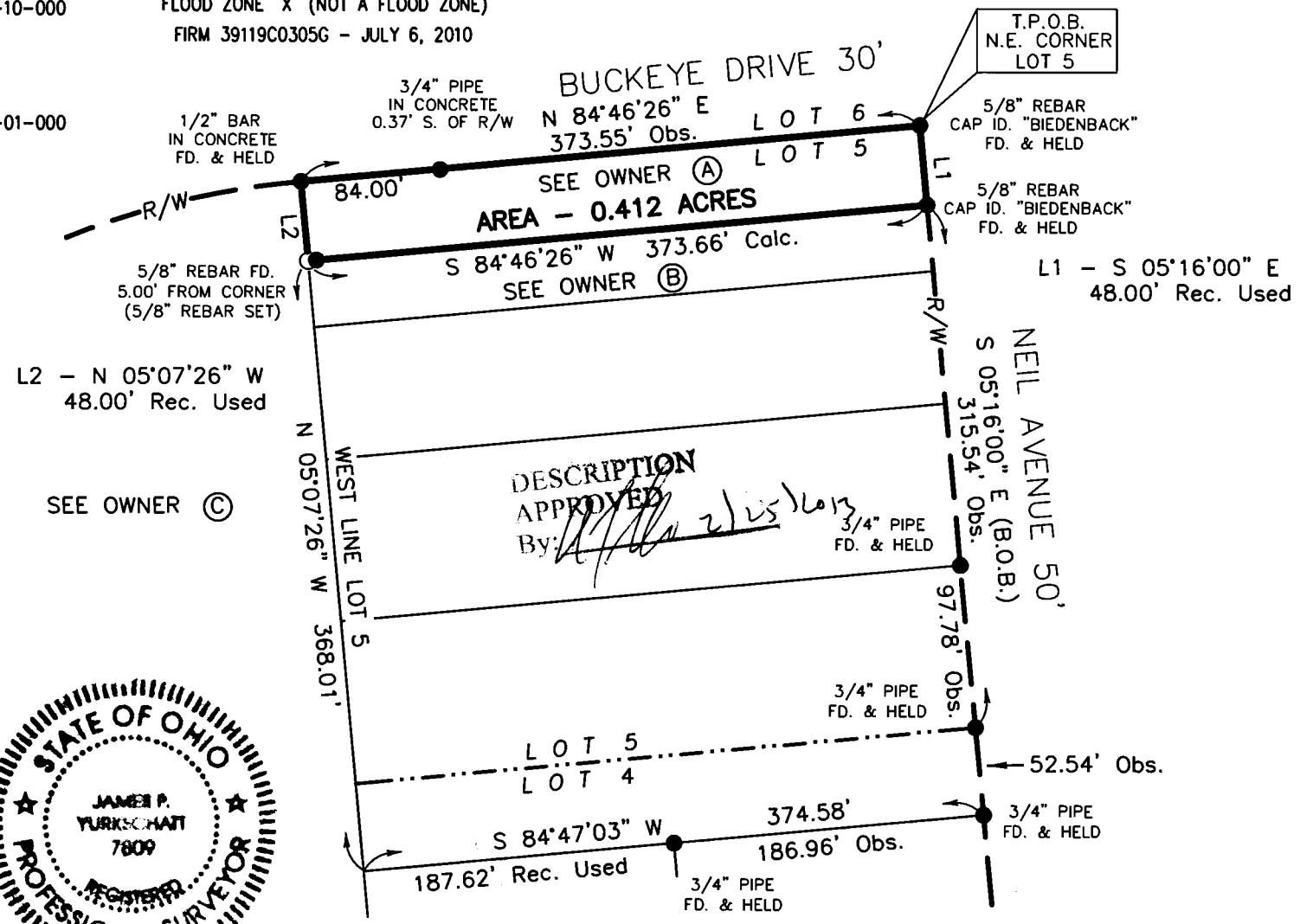
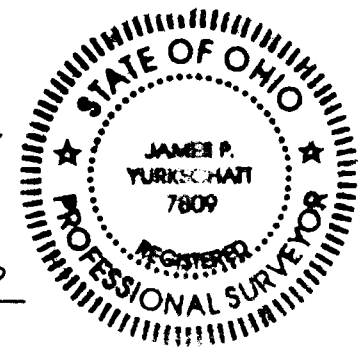
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|--|--|
| REC. - RECORD DISTANCE
OR ANGLE | B.O.B. - BASIS OF BEARINGS |
| CAL. - CALCULATED DISTANCE
OR ANGLE | ● - MONUMENT FOUND, SIZE
& TYPE AS INDICATED. |
| OBS. - OBSERVED DISTANCE
OR ANGLE | ○ - 5/8" REBAR, 30 INCHES
IN LENGTH, WITH I.D. CAP
C&A SET |
| P.O.B. - PLACE OF BEGINNING | |

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN
ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY
SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C.
CHAPTER 4733-37.

OFFICE COPY
NOT RECORDABLE

JAMES P. YURKSCHAK 7809
CAMPBELL & ASSOCIATES, INC.

2/13/13
DATE



Date: FEB. 2013	Field Book: BD
Drawn By: DG	Scale: 1" = 100'
Checked By: JY	No. 20130018
PLAT OF SURVEY 1941 NEIL AVENUE ZANESVILLE, OHIO 43701	
1923 Bailey Road Suite A Cuyahoga Falls, Ohio 44221 (330) 945-4117 www.campbellsurvey.com	
CAMPBELL & ASSOCIATES, INC. Land Surveying	