



**Linn Engineering, Inc.**

*Civil Engineering Consultants*

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534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086

85-26-02-01-001

2323 ERIN PL

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

Being a part of Lot 9 of Boyd's Subdivision as the same is designated and delineated on Muskingum County Plat Book A-O, Page 142, being more particularly described as follows:

Beginning at an iron pin set on the southeast corner of Lot 9 of said Boyd's Subdivision and the west line of a 15 foot alley as the same is designated and delineated on Muskingum County Plat Book A-O, Page 142;

thence along the north line of a 5 foot reserve north of a 9.5 foot alley North 83 degrees 31 minutes 23 seconds West 95.07 feet to a point, from which a corner post found bears North 49 degrees 02 minutes 56 seconds East 0.55 feet;

thence along the east line of lands now owned by the City of Zanesville Board of Education (DR 527-316) North 22 degrees 45 minutes 14 seconds East 25.19 feet to an iron pin found, from which a corner post found bears South 65 degrees 58 minutes 53 seconds West 1.45 feet;

thence along the north line of said City of Zanesville lands North 57 degrees 01 minutes 23 seconds West 122.11 feet to an iron pin set;

thence North 28 degrees 19 minutes 18 seconds East 99.62 feet to an iron pin set;

thence South 61 degrees 40 minutes 40 seconds East 200.00 feet to an iron pin set on the west line of said 15 foot alley;

thence along said alley's west line South 21 degrees 12 minutes 07 seconds West 100.00 feet to the place of beginning,

containing 0.52 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

**The above described tract is subject to the following ENCUMBERING EASEMENT for the purposes of ingress and egress, and being more particularly described as follows:**

Being a 12 foot wide strip, 6 feet on each side of the following described centerline:

Beginning for reference at an iron pin set on the southeast corner of Lot 9 of said Boyd's Subdivision and the west line of a 15 foot alley as the same is designated and delineated on Muskingum County Plat Book A-O, Page 142;

thence along the west line of said alley North 21 degrees 12 minutes 07 seconds East 42.13 feet to the principal place of beginning of said easement;

thence along the centerline of said easement North 22 degrees 14 minutes 58 seconds West 90.41 feet to the terminus of said easement.

Bearings are based on the east line of lands described in Muskingum County Deed Record 1116-435 as bearing South 21 degrees 12 minutes 07 seconds West.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

This description is written based on a survey completed April 10, 1998 by Jack D. Newcome, Reg. No. 7321.

*Jack D. Newcome*  
Jack D. Newcome  
Reg. No. 7321

04/16/98  
Date



Auditor's Parcel No.

Part of: 80-85-26-02-01-000

(0.52 ac.)

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

*Jack D. Newcome*

4-20-98

### SITUATED IN

The State of Ohio, County of Muskingum,  
City of Zanesville, in the 5th Ward, and  
being part of Lot 9, Boyd's Subdivision,  
P.B. A-0, Pg. 142.

### BASIS OF BEARING

Bearings are based on the east line of  
the property described in DR 1116-435,  
being S21°12'07"W.

### REFERENCES

DR 527-316  
DR 1116-435  
Plat Book A-0, Pg. 142

### PARCEL NO.

Part of: 80-85-26-02-01-000 (±0.52 Ac.)

### LEGEND

- Iron Pin Found
- ⊙ Iron Pin Set, 5/8" rebar  
w/ plastic ID cap
- ⊕ Corner Post
- Pipe Found

### GRAPHIC SCALE



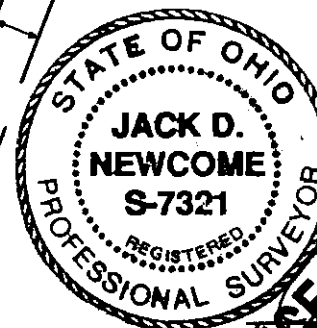
( IN FEET )  
inch = 60 ft.

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY *[Signature]*  
4-20-98

S. & T. Vincent  
DR 1116-435

Board of Education  
City of Zanesville  
DR 527-316



Southeast Corner  
of Lot 9 of Boyd's  
Subdivision, Plat  
Book A-0, Pg.142

OFFICE COPY  
NOT RECORDABLE

*[Signature]*  
Date 4-16-98

Project No.: VINC-978



Linn Engineering, Inc. 740-462-7434  
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P.O. Box 2086 Zanesville, Ohio 43702-2086



DRESDEN ROAD

±0.52 Ac.

12' WIDE  
INGRESS/EGRESS  
EASEMENT

ALLEY (18' WIDE)

ALLEY (9.5' WIDE)

chain-linked fence

chain-linked fence

chain-linked fence

NOT TO SCALE

NOT TO SCALE