

TERRY J. FINLEY SURVEYING & MAPPING

155 Mockingbird Hill, Zanesville, OH 43701

Phone or Fax: (614) 454-8721

Ohio Registered Surveyor #S-7222

2318 MAPLE AVE

LEGAL DESCRIPTION FOR BRYAN FUNERAL HOME

2318 MAPLE AVENUE
ZANESVILLE, OH

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, AND BEING PART OF LOT #12 OF BOYD'S SUBDIVISION, AS RECORDED IN PLAT BOOK K, PAGE 308; BEING ALL THOSE LANDS INTENDED TO BE DESCRIBED IN TRACT #2 OF DEED VOLUME 1000, PAGE 535; BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT #11 OF HILLCREST SUBDIVISION, AS RECORDED IN PLAT BOOK #5, PAGE 11, THENCE, NORTH 85 DEGREES - 15 MINUTES - 50 SECONDS WEST, 200.00 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF A 0.76 ACRE PARCEL, AS RECORDED IN DEED VOLUME 1117, PAGE 576, AND THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED; THENCE, SOUTH 04 DEGREES - 55 MINUTES - 22 SECONDS WEST, 164.28 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID 0.76 ACRE PARCEL; THENCE, NORTH 85 DEGREES - 19 MINUTES - 30 SECONDS WEST, 357.17 FEET TO A DRILL HOLE FOUND ON THE EAST LINE OF STATE ROUTE 60 (MAPLE AVENUE); THENCE, NORTH 04 DEGREES - 39 MINUTES - 43 SECONDS EAST, 164.73 FEET TO AN IRON PIN FOUND; THENCE, SOUTH 85 DEGREES - 15 MINUTES - 12 SECONDS EAST, 357.92 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.350 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD INCLUDING, BUT NOT LIMITED TO, A TWENTY (20) FOOT WIDE RESERVED RIGHT-OF-WAY ALONG THE ENTIRE SOUTH LINE OF ABOVE-DESCRIBED PROPERTY AND REFERENCED BY DEED VOLUME 196, PAGE 481.

A RESERVED EASEMENT ACROSS ABOVE-DESCRIBED PROPERTY TO THE 0.76 ACRE PARCEL ADJACENT TO THE EAST PROPERTY LINE. NO WIDTH GIVEN. REFERENCE DEED VOLUME 1000, PAGE 535.

AN INGRESS/EGRESS AGREEMENT WITH RITE AID OF OHIO, INC. AND FREDERICK FRUEH, DEED REFERENCE 1127, PAGE 579.

BEARINGS DESCRIBED HEREIN ARE BASED UPON THE NORTH LINE OF LOT #12, AS SOUTH 85 DEGREES - 15 MINUTES - 12 SECONDS EAST.

BEING AUDITOR'S PARCEL #85-28-02-15-000.

THIS DESCRIPTION, WRITTEN ON DECEMBER 9, 1996, IS BASED ON AN ACTUAL SURVEY OF THE PREMISES BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222.

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY K. Buckley

12-9-96

OFFICE COPY
NOT RECORDED
TERRY J. FINLEY
REGISTERED SURVEYOR #S-7222

TERRY J. FINLEY SURVEYING & MAPPING

155 Mockingbird Hill, Zanesville, OH 43701

Phone or Fax: (614) 454-0721

Ohio Registered Surveyor #S-7222

State: OHIO

City: ZANESVILLE

County: MUSKINGUM

Subdivision: BOYD'S

Township:

Plat Book: 'K' Page: 308 Lot #: PART 12

Section:

Deed Volume: 1000 Page: 535 tract 2

SURVEY PLAT FOR: BRYAN FUNERAL HOME **Auditor's Parcel #:** 80-85-28-02-15-000

Bearings shown herein are based upon: THE NORTH LINE OF LOT #12 AS S-85-15-12-E

STATE ROUTE 60 MAPLE AVE.

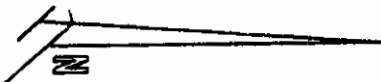
N-04-39-43-E

164.73'

drill hole

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY K. Bucky
12-9-96



SCALE: 1" = 50'

1.350 ACRES

ADORNETTO 1034/184

N-85-19-30-W
357.17'

S-85-15-12-E
357.92'

FRUEH 1053/322

INGRESS/EGRESS AGREEMENT WITH RITE AID
OF OF OHIO INC. VOL.1127/PG.579 AND WITH FREDERICK FRUEH

20' RESERVED RIGHT OF WAY
D.V. 196, PG. 481 REF.

ASPH. ENTRANCE

S-04-55-22-W

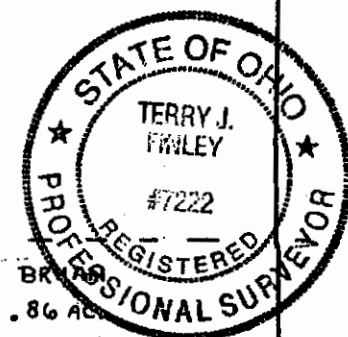
164.28'

ESM'T RSERVED
TO MAPLE AVE.

DV. 1000/PG. 535
NO WIDTH GIVEN

T. BRYAN 1117/576
0.76 AC.

N-85-15-50-W
200.00'



BRUEH
.86 AC.
1053/313

NW COR. LOT #11
HILLCREST SUBD.
PLAT BOOK 5,
PG. 11

LEGEND:

- Iron pin set (5/8" rebar w/cap)
- Iron pin found
- Stone found
- Axle found
- ▽ Railroad spike found

This plat drawn on DECEMBER 9TH

OFFICE COPY

NOT RECORDABLE

Terry J. Finley, Registered Surveyor #S-7222