



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • FAX 740-452-5198

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

85-39-01-14

2770 MAPLE AVE

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

Being all the lands currently owned by Eva Balderson as recorded in Muskingum County Deed Records 643-292 and 1025-318 and more particularly described as follows:

Beginning at the southwest corner of Lot 6 of Harding Heights Subdivision as the same is designated and delineated on Muskingum County Plat Book 8, Pages 51 and 52.

thence along the west line of said Lot 6 North 04 degrees 31 minutes 15 seconds East 28.55 feet to an axle found on the southeast corner of lands now owned by H.F. Boedecker (DR 1128-762);

thence along said Boedecker's south line South 71 degrees 07 minutes 43 seconds West 644.90 feet to a point on the east right of way of Maple Avenue (State Route 60);

thence along said right of way North 18 degrees 42 minutes 00 seconds West 15.00 feet to a PK nail set and the principal place of beginning;

thence continuing along said east right of way of Maple Avenue the following two courses:

- 1) North 18 degrees 42 minutes 00 seconds West 203.07 feet to a point;
- 2) North 17 degrees 08 minutes 32 seconds West 99.14 feet to an iron pin set;

thence along said Boedecker's west line the following four courses:

- 2) North 71 degrees 02 minutes 36 seconds East 166.30 feet to an iron pin set;
- 3) South 73 degrees 54 minutes 33 seconds East 150.06 feet to a PK nail set;
- 4) South 11 degrees 05 minutes 12 seconds East 218.59 feet to an iron pin found;
- 5) South 71 degrees 09 minutes 44 seconds West 263.26 feet to the principal place of beginning,

containing 1.83 acres more or less; subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on the centerline of Maple Avenue as being North 18 degrees 42 minutes West per Right of Way Plan Sheet 7 of 10 of MUS-60-19.15, 19-81.

This description is written based on a survey completed December 1, 1999 by Jack D. Newcome, Reg. No. 7321.

Jack D. Newcome
Reg. No. 7321

Date

**OFFICE COPY
NOT RECORDABLE**

Parcel No.: All of 80-85-39-01-14-000 (1.67 ac.)
All of 80-85-39-01-17-000 (0.16 ac.) will combine to 19

DESCRIPTION APPROVED
FOR AUDITOR'S RECORD
BY ALB
12-7-99

SITUATED IN

The Fifth Ward, City of Zanesville,
State of Ohio.

BASIS OF BEARING

Bearings are based on the centerline of Maple Avenue,
as being N18°42'W as per R/W Plan Sheet 7 of 10,
of MUS-60-19.15, 19.81.

REFERENCES

MUS-60-19.15, 19.81, R/W Plans,
Sheets 6-9 of 10
DR 1128-762
DR 1025-84
DR 1025-318
DR 1010-005
DR 1010-001
DR 643-293
DR 683-221
Tax Map 85-39

J. & K. Dinan
DR 1611-228
Lot 6

Harding Heights Subdivision
Plat Book 8, Page 51 & 52

Southwest Corner of Lot 6
Harding Heights Subdivision
Plat Book 8, Pages 51 & 52

**OFFICE COPY
NOT RECORDABLE**

Jack D. Nelson
Reg. Surveyor No.

Date

Project No.: BALD85-39



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GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Axle Found
- ⊕ PK Nail Set
- Right of Way

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*

PARCEL NO.

All of: 80-85-39-01-14-000(±1.67 ac.)
All of: 80-85-39-01-17-000(±0.16 ac.) will combine to 14

MAPLE AVENUE
(SR-60)

H.F. Boedecker
DR 1128-762

Maple Tree Plaza Corporation
DR 1025-85

Eva Balderson
DR 643-292
±1.83 Acres

H.F. Boedecker
DR 1128-762

Zanesville Metro Housing Authority
DR 663-274

N71°02'36"E
166.30'

S73°54'33"E
150.06'

S11°05'12"E
218.58'

S71°07'43"W
644.90'

S71°09'44"W
263.28'

N18°42'00"W
15.00'

N04°31'15"E
28.55'

P.O.B.