

86-08-0412
2223 MYRTLE AVE

DESCRIPTION OF A 0.172 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, City of Zanesville, and being part of the Fourth Quarter Township, Township 1 North, Range 8 West in the United States Military District and being a part of Lot # 121 (Parcel # 86-08-04-12) and part of Lot # 122 (Parcel # 86-08-04-13) of Maple Hill as recorded in Plat Book # 5, Page 63, also being all of the Michael D. and Mary Jane Bednarczuk property recorded in Volume # 1697, Page 652 of Muskingum County records and being more particularly described as follows ;

Beginning for Reference at the Intersection of the North right of way line of Somers Street (50.00 feet in width) and the West right of way line of Myrtle Avenue (50.00 feet in width), thence along the West right of way of Myrtle Avenue, North 00 degrees 00 minutes 00 seconds West 125.00 feet to a ¾" pipe found and the True Place of Beginning; thence leaving said right of way, along Brent and Robin Yarnell property (Volume 1148, Page 390) and crossing Lot # 121 , North 90 degrees 00 minutes 00 seconds West 150.00 feet to an iron pin found ; thence along an Alley 16.00 feet in width, North 00 degrees 00 minutes 00 seconds West 50.00 feet to a iron pin set , passing the northwest corner of Lot # 121 at 25.00 feet ; thence along Leonard and Peggy Glaub property (Volume 1158, Page 476), crossing Lot # 122, North 90 degrees 00 minutes 00 seconds East 150.00 feet to an axle found on the West right of way line of Myrtle Avenue ; thence along said right of way South 00 degrees 00 minutes 00 seconds West 50.00 feet to a ¾" pipe found at the True Place of Beginning, passing the southeast corner of Lot # 122 at 25.00 feet .

Containing 0.172 acres , more or less,(0.086 acres of Parcel # 86-08-04-12) and (0.086 acres of Parcel # 86-08-04-13), more or less, subject to all easements , restrictions , or right of ways , either written or implied. All iron pins set and found are # 5 rebar 30 inches long with a yellow I.D. cap labeled "BINCKLEY S - 7879" .

This description was written from an actual survey completed by Binckley Land Surveying in March, 2005.

APPROVED FOR CLOSURE

ALB 3-30-2005

Donald E. Binckley I.B.S. 7978 Date

EXEMPT FROM
PLANNING COMMISSION

ALB 3-30-2005

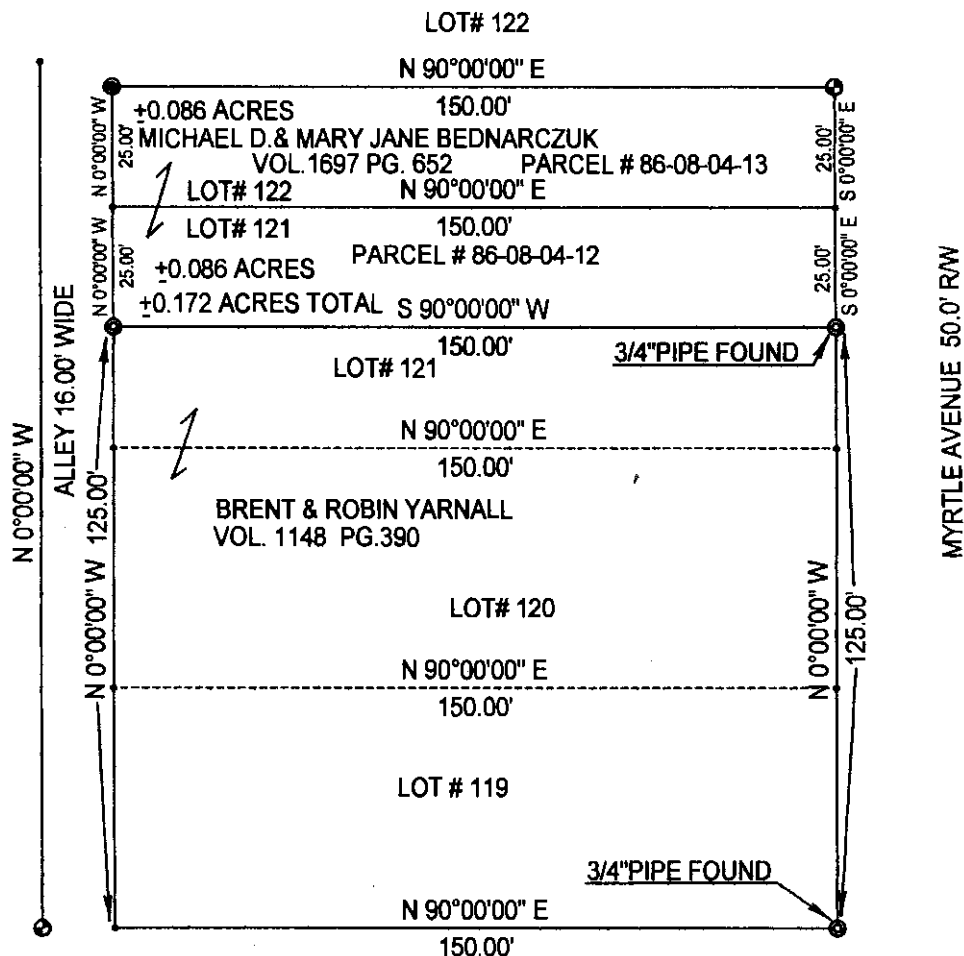
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BINCKLEY LAND SURVEYING

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LEONARD & PEGGY GLAUB
VOL. 1158 PG. 476



SOMERS STREET 50.0' RW

APPROVED FOR CLOSURE

[Signature] 3-30-2005

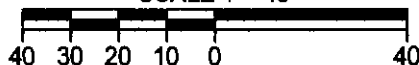
EXEMPT FROM
PLANNING COMMISSION

[Signature] 3-30-2005

LEGEND

- POINT
- ⊙ AXLE FOUND
- IRON PIN SET
- ⊙ IRON PIN FOUND

SCALE 1" = 40'



SURVEY FOR J.C. McLENDON

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, AND BEING A PART OF THE FOURTH QUARTER TOWNSHIP, TOWNSHIP 1 NORTH, RANGE 8 WEST IN THE UNITED STATES MILITARY DISTRICT, AND BEING PART OF LOT # 121 AND PART OF LOT # 122 OF MAPLE HILL AS RECORDED IN PLAT BOOK # 5, PAGE 63, AND PARCEL # 86-08-04-12 AND PARCEL # 86-08-04-13, WHICH WAS LAST CONVEYED TO MICHAEL D. AND MARY JANE BEDNARCZUK IN DEED VOLUME 1697, PAGE 652 OF MUSKINGUM COUNTY RECORDS.

BASIS OF BEARING : BEARINGS ON THIS PLAT ARE ASSUMED ON THE WEST RIGHT OF WAY LINE OF MYRTLE AVENUE AS BEING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST AND ARE FOR ANGULAR CALCULATION ONLY.

REFERENCES : TAX MAPS, DEEDS OF RECORD, PLAT OF MAPLE HILL AS RECORDED IN PLAT BOOK #5, PAGE 63 OF MUSKINGUM COUNTY RECORDS.

I HEREBY CERTIFY THAT THIS PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND REPRESENTS AN ACTUAL SURVEY COMPLETED BY BINCKLEY LAND SURVEYING IN MARCH, 2005.

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NOT RECORDABLE

DONALD E. BINCKLEY II P.S. 77 DATE