

86-12-03-12

2418 CLARENDON AVE

Know all Men by these Presents

That, RACE VENTURES, INC., an Ohio corporation,

of Muskingum County, State of Ohio, for valuable consideration paid, grants to

RICKY D. BARNES

whose tax-mailing address is

2456 Center Drive, Zanesville, Ohio 43701

the following real property:

Being a survey of a portion of a parcel conveyed to Race Ventures, Inc. as found in Deed Book 1081, Page 440 and being recorded in the Muskingum County Recorder's Office.

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being all of Lot 29 and part of Lot 30 in Arlington Terrace Subdivision as found in Plat Book 4, Page 45, Recorder's Office, Muskingum County and being further described as follows:

Beginning at an iron pin set in the East right-of-way line of Clarendon Avenue, also being the Southwest corner of said Lot 29; Thence with the East right-of-way line of Clarendon Avenue, and the West property line of said Lot 29, N 00 degrees 00' 00" E, a distance of 43.04 feet to an iron pin set in the West property line of said Lot 30; Thence with a new line across said Lot 30, N 89 degrees 57' 52" E, a distance of 120.00 feet to an iron pin set in the East property line of said Lot 30; Thence with the East property line of said Lot 30 and Lot 29, S 00 degrees 00' 00" W, a distance of 43.11 feet to an iron pin set at the Southeast corner of Lot 29; Thence with the South property line of said Lot 29, S 90 degrees 00' 00" W, a distance of 120.00 feet to the place of beginning.

This parcel as surveyed contains 0.119 acres, more or less, and being subject to all legal easements, restrictions, and right-of-ways of record.

Auditor's Parcel #80-86-12-03-12-000
#80-86-12-03-11-000 (Part)

RECEIVED APPROVED
AUDITOR'S TRANSFER
[Signature]
12-28-2000

OFFICE COPY
NOT RECORDABLE

LOT SPLIT SURVEY PLAT

OF

TRACT 1 & TRACT 2

OUT OF LOTS 29 AND 30 IN ARLINGTON TERRACE SUBDIVISION
SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM,
CITY OF ZANESVILLE.



PREPARED FOR:

RICK BARNES
FILE #: 00991685
2418 & 2420 CLARENDON AVE.
ZANESVILLE, OH 43701

NOTE:
THE INTENT OF THIS SURVEY IS TO
DIVIDE EXISTING BUILDING INTO TWO
SEPARATE CONDO. LOTS.
THE INTENT IS TO SPLIT THE UNIT
ALONG THE CENTER OF THE FIREWALL.

ARLINGTON TERRACE SUB.
P.B. 4, PG. 45

PROPERTY LOCATION:

SITUATED IN THE STATE OF OHIO, COUNTY OF
COUNTY OF MUSKINGUM, CITY OF ZANESVILLE,
BEING PART OF LOT 29 AND LOT 30 IN ARLINGTON
TERRACE SUB., P.B. 4, PG. 45.

BEING A SURVEY OF TRACT 1 (0.119 AC) AND
TRACT 2 (0.102 AC) AS CONVEYED TO RACE
VENTURES, INC. IN DEED BOOK 1081, PAGE 440
AND BEING RECORDED IN THE MUSKINGUM COUNTY
RECORDER'S OFFICE.

NOTE: THIS SURVEY IS SUBJECT TO ALL
LEGAL UTILITY EASEMENTS AND ROAD RIGHT
OF WAYS OF RECORD.

NOTE: THIS SURVEY IS SUBJECT TO ALL
LEGAL FACTS THAT A FULL AND COMPLETE
TITLE RESEARCH MAY REVEAL.

BASIS OF BEARING WERE BASED ON THE EAST
RIGHT OF WAY LINE OF CLARENDON AVE. AS
BEING NORTH 00°00'00" EAST AND ARE USED
TO DENOTE ANGLES ONLY.

NOTE: ALL PINS SET ARE 5/8" IRON
REINFORCING BARS WITH YELLOW CAPS
LABELED 'DENNIS P. HAGAN #6917'.

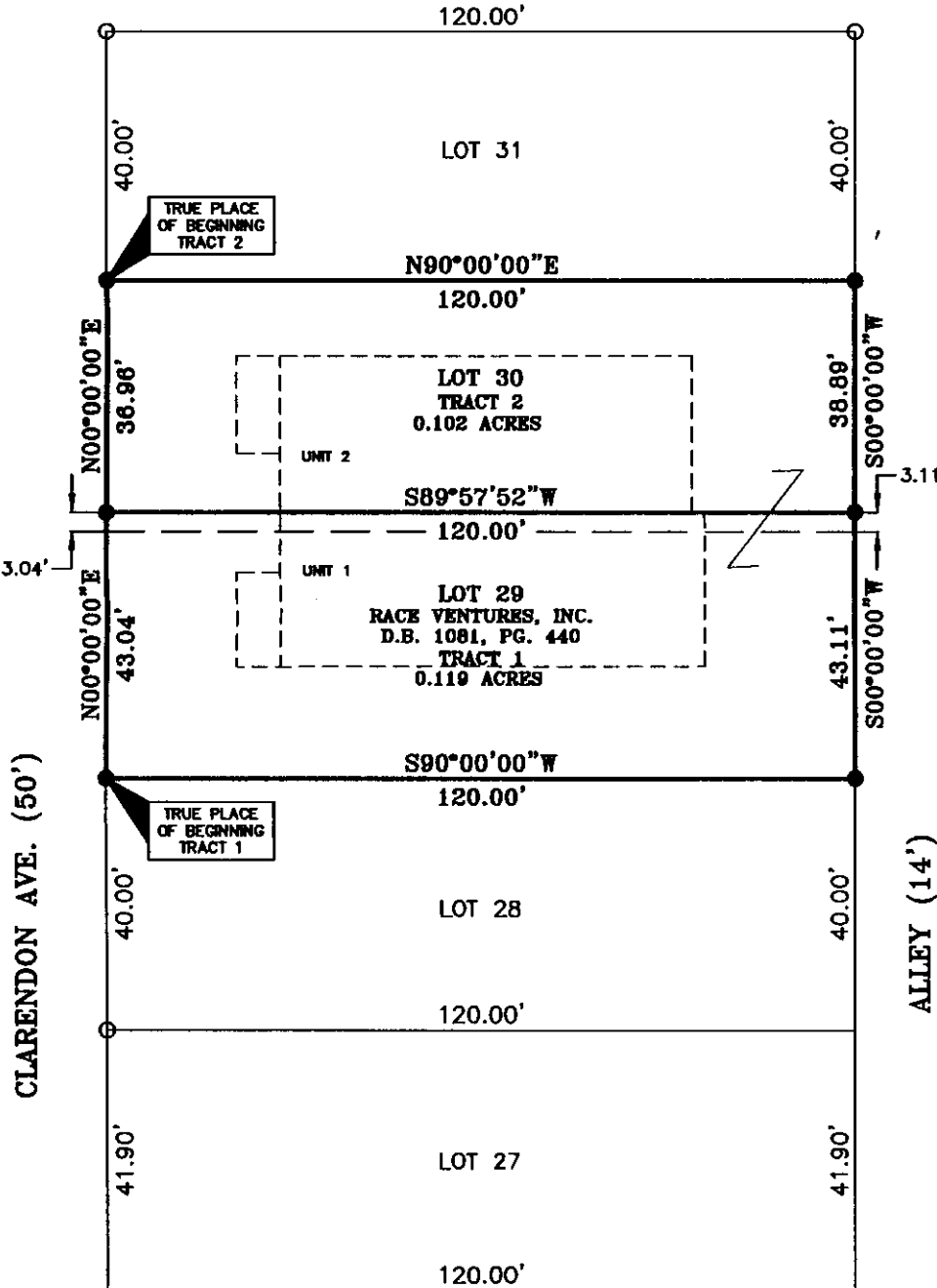
LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- △ - P.K. NAIL FOUND
- ▲ - P.K. NAIL SET

GRAPHIC SCALE



1 INCH = 30 FEET



ARLINGTON AVE. (50')

RECEPTION APPROVED
AUDITOR'S TRANSFER

12-28-2000 Tract 1 only

86-12-03-12(ALL)

86-12-03-11(PT)

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS
MADE OF THE PREMISES ON SEPTEMBER, 2000 AND THAT
THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.



DATED

DENNIS P. HAGAN P.E., P.S.
OHIO REGISTERED SURVEYOR #6917

PERRY ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYOR
P.O. BOX 429 THORNVILLE, OHIO 43076
1-800-648-8151 FAX: 1-800-648-8150