

86-14-03-24

DESCRIPTION OF PART OF PARCEL # 86 - 14 - 03 - 24 AND PARCEL # 86 - 14 - 03 - 25 ,
WHICH WAS CONVEYED TO JOHN R. CAMPBELL IN VOLUME 1139, PAGE 575 OF
MUSKINGUM RECORDS.

(TRACT # 1)

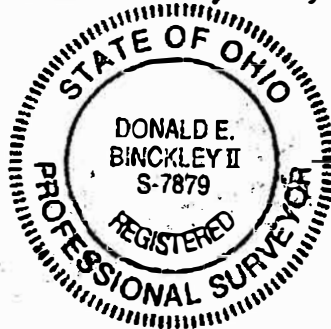
Situate in the State of Ohio, County of Muskingum , City of Zanesville, and being a part of Lot #1 and Lot # 2 of the Avalon Heights recorded in Plat Book # 4 Page 58 of Muskingum Co. records and being part of parcel # 86 - 14 - 03 - 24 and parcel # 86 - 14 - 03 - 25 as conveyed to John R. Campbell in Deed Volume 1139, Page 575 , of the Muskingum County Deed Records, and being more particularly bounded and described as follows:

Beginning at a p.k. nail set at the Southwest corner of Lot # 1 of Avalon Heights ; said p.k. nail is at the intersection of the north right of way line of Francis Street and the East Right of way line of Outlet Street , thence along the East line of Outlet Street , North 00 degrees 40 minutes 14 seconds East 61.00 feet to an iron pin set ; thence leaving said right of way South 89 degrees 27 minutes 05 seconds East 79.87 feet to an iron pin set in the line between Lot #2 and Lot #3, passing the line between Lot # 1 and Lot # 2 at 39.87 ; thence along said line and the west line of T. Rine (Vol. 1139 Pg. 576) , South 00 degrees 32 minutes 55 seconds West 61.00 feet to an iron pin set on the north right of way of Francis Street ; thence along said right of way , North 89 degrees 27 minutes 05 seconds West 80.00 feet to a p.k. nail set at the place of beginning , passing the line between Lot #1 and Lot #2 at 40.00 feet .

Containing 0.112 Acres, more or less, subject to all easements , restrictions , or right of ways , either written or implied. All iron pins set are 30 inch long by 5/8 inch diameter rebar with a yellow cap labeled "BINCKLEY S-7879".

Bearings contained herein are assumed on the west right of way line of Francis Ave. and are for angular measurement only.

This description is based on a field survey made by Binckley Land Surveying , Nashport , Ohio in May 1999.



Binckley Land Surveying

Donald E. Binckley II 5-19-1999

Donald E. Binckley II
Ohio Professional Surveyor No. 7879

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *W.S.B.*

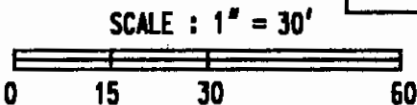
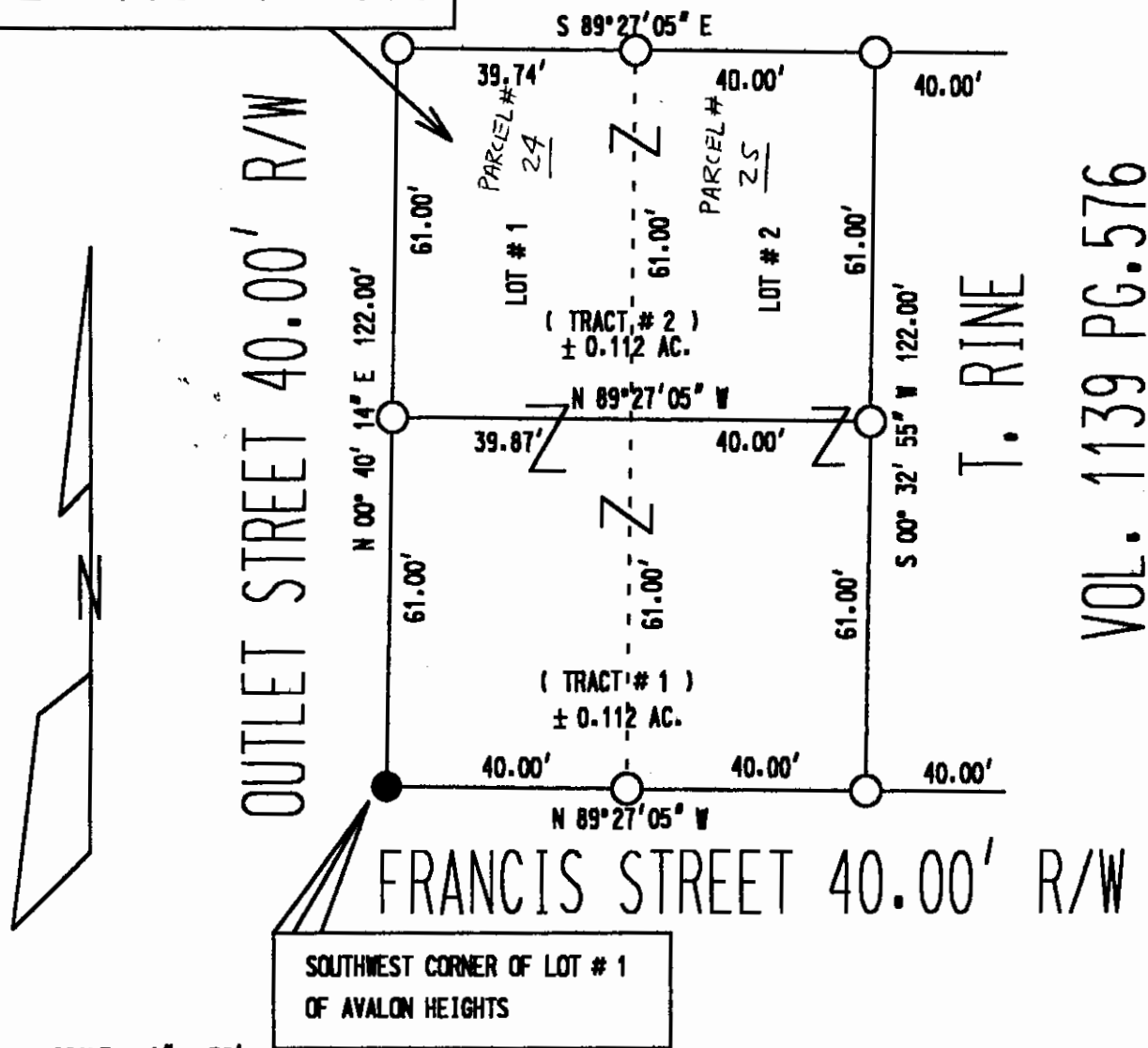
5-20-99

BINCKLEY LAND SURVEYING
6375 WINDSONG WAY NASHPORT, OHIO 43830
(740) 455 - 3736

SITUATE IN THE STATE OF OHIO , COUNTY OF MUSKINGUM , CITY OF ZANESVILLE AND BEING PART OF LOT # 1 & LOT # 2
OF AVALON HEIGHTS AS RECORDED IN DEED BOOK "4" PAGE # 58 OF MUSKINGUM CO. RECORDS AND PART OF PARCEL # 86 - 14 - 03
- 24 & PARCEL # 86 - 14 - 03 - 25

J. CAMPBELL
VOL. 1139 PG.575

16.00' ALLEY



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
5-20-99

BASIS OF BEARING : BEARINGS ARE ASSUMED ON THE WEST R/W LINE
LONG STREET AS BEING S 00° 32' 55" W AND ARE FOR ANGULAR CALCULATION ONLY .

REFERENCES : TAX MAPS , DEEDS OF RECORD , PLAT OF AVALON HEIGHTS
MUSKINGUM CO. PLAT BOOK # 4 PG.58

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND
BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS
PREPARED BY ME THIS 15TH DAY OF MAY , 1998 .

OFFICE COPY
NOT RECORDED

DONALD E. BINCKLEY II DATE



LEGEND	
○	IRON PIN SET
●	P.K. NAIL SET