

86-30-01-16-003

3411 MAPLE AVE

Richard Max Graves  
Registered Surveyor  
2925 Kenlo Woods Dr.  
Nashport, Ohio 43830

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY JY Nambh  
10-11-91

Situated in the State of Ohio, County of Muskingum, City of Zanesville:

Being a part of Lot 2 of Pauline Madingers Allotment as Recorded in Plat Book 7, Page 2 and part of the same property now owned by Gem Prop, Inc. and Recorded in Deed Book 1022, Page 191 of the Muskingum County Deed Records bounded and described as follows:

Commencing at an iron pipe found at the southeast corner of said Lot 2 of Pauline Madingers Allotment; thence S.  $57^{\circ}38'01''$  W. ( the base of bearings for this description true north by sun observation ) along the south line of said Lot 2 a distance of 199.50' to an iron pipe found at the southeast corner of the grantor herein and the true place of beginning for the following described parcel; thence S.  $57^{\circ}22'50''$  W. along the south line of the grantor herein and the north line of property owned by Kieth B. Hayes ( Vol. 279, Pg. 246 ) and the south line of said Lot 2 a distance of 185.60' to an iron pin found; thence N.  $67^{\circ}48'23''$  W. along the southwesterly line of said grantor herein and the northerly line of property owned by Zanesville Country Fair Shopping Center, Inc. ( Vol. 462, Pg. 284 ) a distance of 51.36' to an iron pin set; thence N.  $24^{\circ}43'09''$  W. along the west line of said grantors property and the east line of property owned by Donald D. Phillips ( Vol. 800, Pg. 318 ) a distance of 59.26' to an iron pin set and passing through an iron pin found at 55.00'; thence N.  $57^{\circ}36'09''$  E. 179.85' to an iron pin set and passing through an iron pin set at 100.00', said first pin described bears S.  $57^{\circ}36'09''$  W. a distance of 1.00' from an iron pipe found on an easterly corner of the grantor herein; thence S.  $32^{\circ}23'51''$  E. 1.00' to an iron pin set; thence N.  $57^{\circ}36'09''$  E. 27.14' to an iron pin found at the southwest corner of a strip owned by said grantor Gem Prop, Inc. (Vol. 1054, Pg. 399 ) and the northwest corner of property owned by Tailsman Terra Vol. 1006, Pg. 362; thence S.  $32^{\circ}39'36''$  E. along the east line of said grantor and the west line of said Tailsman Terra 98.87' to the true place of beginning containing four hundred seventy five thousands ( 0.475 ) of an acre more or less.

Granted with the above described property is a right of way over a one foot strip in the northeast corner of the above described parcel described as follows: Beginning at an iron pin at the northeast corner of the above described parcel; thence S.  $57^{\circ}36'09''$  W. 27.14' to an iron pin; thence N.  $32^{\circ}23'51''$  W. 1.00'; thence N.  $57^{\circ}36'09''$  E. 27.14' to an iron pipe; thence S.  $32^{\circ}39'36''$  E. 1.00' to the place of beginning.

The above described parcel is Part of Auditors Parcel No.  
91-86-30-01-16.

Subject to all legal right of ways and easements on record.  
Written by Richard Max Graves Registered Surveyor No. 5792 Sept. 23, 1991.

OFFICE COPY  
NOT RECORDABLE



BASE OF BEARINGS  
TRUE NORTH FROM A  
SOLAR OBSERVATION

- IRON PIN FD.
- 3/8" X 30" IRON PIN SET-CAPPED

REFERENCE LIST  
VOL. 1022, P. 191  
VOL. 978, P. 99  
VOL. 279, P. 246  
VOL. 462, P. 284  
VOL. 800, P. 318  
VOL. 1006, P. 362  
VOL. 1054, P. 399  
SURVEYS USED.  
AHLERS & MOE #6814  
J.R. MARSHALL #5307  
R.M. GRAVES #5792  
GTHWARD TAX MAPS  
PLAT BOOK 7, Pg. 2

DONALD D.  
PHILLIPS  
V. 800, P. 318

(KINDER CARE)

SET  
REBAR  
FD.  
N. 24° 43' 09" W.  
59.26'

SET  
N. 67° 48' 23" W.  
51.36'  
ZANES-COUNTRY  
FAIR SHOPPING  
CTR. #62-284

GEM PROP. INC.  
VOL. 1022, P. 191  
PART OF PAR. NO. 91-86-30-01-16  
0.475 AC.

GEM PROPERTY, INC.  
VOL. 1022, P. 191

GEM PROP  
INC.  
N. 57° 36' 09" E.  
179.85'

SEE DETAILS  
ABOVE

SEWER EASEMENT  
160'

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J.L. Nambel  
10-11-91

N "DETAIL A"

EXISTING  
EASEMENT  
26.14'  
27.14'

COMMON INGRESS  
EGRESS EASEMENT  
STA. INV. CO.  
91-86-30-01-16-001

STATION INVESTORS CO.  
VOL. 978, P. 99  
86-86-30-01-17-001  
TOTAL LOT 1  
PLAT. 199.82'  
557° 36' 09" W. LOT LINE 1  
176.82'

GEM PROP INC.  
V. 1054, P. 399  
86-86-30-01-14-001

TALISMAN TERRA  
VOL. 1006, P. 362  
ALL PAR. NO. 80-86-30-01-14  
0.452 AC.

LOT 2  
LOT 3

PAULINE  
MADINGER ALLOT.  
P.B. 7, P. 2

SE. COR.  
LOT 2  
50.02'

Richard Max Graves  
Reg. Surveyor No. 5792  
2925 Kenilwood Dr.  
Nashville, Ohio 37203  
Sept 23, 1991

OFFICE COPY  
NOT RECORDABLE

MAP SHOWING SURVEY OF 2 PARCELS  
FOR JOHN THOMAS OF PROPERTY  
OWNED BY TALISMAN TERRA VOL. 1006, P. 362  
AND GEM PROP, INC. VOL. 1022, P. 191 IN LOT 2  
OF PAULINE MADINGER ALLOTMENT  
P.B. 7, Pg. 2 IN THE 6TH WARD CITY OF  
ZANESVILLE MUSKINGUM CO., OHIO