

33-30-12-21
39 WEST 8TH. ST.

W. J. BIEDENBACH AND ASSOCIATES
SURVEYING AND MAPPING
3120 LISA LANE, ZANESVILLE, OHIO 43701
(614)453-4850

DESCRIPTION FOR CONVEYANCE

BEING A PART OF OUTLET 21 IN THE VILLAGE OF DRESDEN, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF 7TH STREET AND CLAY STREET (RIGHT-OF-WAY LINE OF CINCINNATI AND MUSKINGUM VALLEY RAIL ROAD); THENCE ALONG THE WEST LINE OF CLAY STREET SOUTH 25 DEGREES 00 MINUTES 00 SECONDS EAST 183.50 FEET TO A POINT MARKED BY AN EXISTING IRON PIN (5/8 INCH REBAR), SAID POINT BEING ON THE SOUTH LINE OF A 13.5 FOOT ALLEY AS DESCRIBED IN COMMON PLEAS COURT RECORDS (CASE #83-393); THENCE SOUTH 65 DEGREES 00 MINUTES 00 SECONDS WEST 120.00 FEET ALONG THE SOUTH LINE OF THE SAID ALLEY TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 25 DEGREES 02 MINUTES 03 SECONDS EAST 129.89 FEET TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR) ON THE NORTH LINE OF 8TH STREET; THENCE SOUTH 65 DEGREES 00 MINUTES 00 SECONDS WEST 40.00 FEET ALONG THE SAID NORTH LINE OF 8TH STREET TO A POINT MARKED BY AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE NORTH 25 DEGREES 02 MINUTES 03 SECONDS WEST 129.89 FEET TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR) ON THE SOUTH LINE OF THE ABOVE MENTIONED ALLEY (13.5 IN WIDTH); THENCE NORTH 65 DEGREES 00 MINUTES 00 SECONDS EAST 40.00 FEET ALONG THE SAID SOUTH LINE OF THE ALLEY TO THE PLACE OF BEGINNING.

CONTAINING 0.119 MORE OR LESS ACRES, SUBJECT TO THE 2 FOOT WIDE EASEMENT ALONG THE EASTERLY LINE OF THE ABOVE DESCRIBED TRACT AS RECORDED IN DEED BOOK VOLUME 930 PAGE 157 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY THE ABOVE DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 22ND DAY OF NOVEMBER 1985.

Michael D. Nichols

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

**OFFICE COPY
NOT RECORDABLE**

D2277 R. JOHNSTON (MC GEE)



*OK v.c.d
11-29-85*

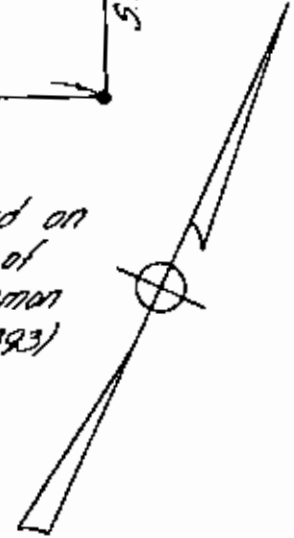
Southwest Corner of the intersection of 7th Street & Clay Street (E/W line of Cincinnati & Must. Valley Railroad)

Alley (13.5' wide - Common Pleas Court Case # 83-393)
 N. 65° 00' 00" E. 40.00' S. 65° 00' 00" W. 120.00'

S. 25° 00' 00" E. 183.50'

Bearings are based on the previous survey of the 13.5' wide alley (Common Pleas Court Case # 83-393)

33-30-12-21



G. A. Birchimer - 755-154

G. M. Gee
 566-286
 0.119 ± Acres

N. 25° 02' 03" W. 129.89'

E. easement - D.B. Vol. 930 Pg. 157

129.89'

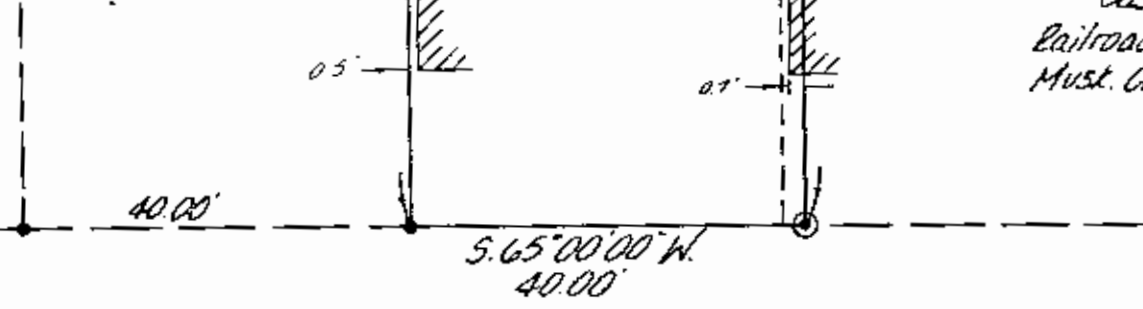
S. 25° 02' 03" E.

J. Lewis - 558-420

- - Existing Iron Pin (3/8" rebar)
- ⊙ - Iron Pin Set (3/8" x 30" rebar w/ plastic i.d. cap)

References:

- Deed - Vol. 566 Pg. 286
- Deed - Vol. 755 Pg. 154
- Deed - Vol. 558 Pg. 420
- Deed - Vol. 930 Pg. 157
- Common Pleas Court Records Case # 83-393
- Railroad valuation sh. VII 2/3
- Must. Co. Tax Map



8th STREET (66')

BEING A PART OF OUTLOT 21 OF THE VILLAGE OF DRESDEN, MUSKINGUM COUNTY, OHIO.

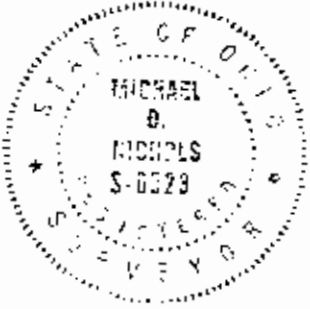
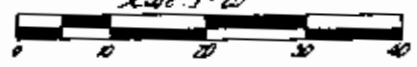
I HEREBY CERTIFY THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME THIS 5th DAY OF NOVEMBER 1985.

**OFFICE COPY
 NOT RECORDABLE**

MICHAEL D. NICHOLS
 REG. SURVEYOR # 6923

Auditor's Parcel # - 33-00916 (A11)

Scale: 1" = 20'



W. J. BIEDENBACH & ASSOC. Surveying & Mapping 3120 Lisa Ln. Zanesville, Ohio 43701 (614) 453-4850	
Drawn by: <i>MD</i>	Date: 11-5-85
Scale: 1" = 20'	Checked by: <i>MD</i>