

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

DESCRIPTION FOR CONVEYANCE
PARCEL NUMBER 33-33-30-23-04-000 (ALL)
PARCEL NUMBER 33-33-30-23-05-000 (ALL)

BEING ALL OF LOT 13 AND A PART OF LOT 12 OF THE CURTIS WILLIAMS SUBDIVISION OF OUTLOT NUMBER 13 AS RECORDED IN DEED BOOK "Y" PAGE 343 AND DEED BOOK "Y", PAGE 248 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE TOWN OF DRESDEN, JEFFERSON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTHEAST CORNER OF LOT NUMBER 13 OF SAID SUBDIVISION; THENCE SOUTH 65 DEGREES 00 MINUTES 00 SECONDS WEST 89.52 FEET ALONG THE SOUTH LINE OF LOTS 13 AND 12 AND THE NORTH LINE OF 11TH STREET (MUSKINGUM STREET) TO AN IRON PIN SET ON THE EAST LINE OF THE C. AND M.V. RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 24 DEGREES 56 MINUTES 38 SECONDS WEST 148.50 FEET ALONG SAID RAILROAD RIGHT-OF-WAY LINE TO AN IRON PIN SET ON THE NORTH LINE OF LOT NUMBER 12 AND THE SOUTH LINE OF A 21.75 FEET WIDE ALLEY; THENCE NORTH 65 DEGREES 00 MINUTES 00 SECONDS EAST 89.52 FEET ALONG THE NORTH LINE OF SAID LOTS AND THE SOUTH LINE OF SAID ALLEY TO AN IRON PIN SET ON THE EAST LINE OF LOT NUMBER 13; THENCE SOUTH 24 DEGREES 56 MINUTES 38 SECONDS EAST 148.50 FEET ALONG SAID EAST LINE TO THE PLACE OF BEGINNING.

CONTAINING 0.305 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PLAT BEARING OF NORTH 65 DEGREES EAST ALONG THE NORTH LINE OF 11TH STREET (MUSKINGUM STREET) AS RECORDED IN DEED BOOK "Y" PAGE 343 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 4TH DAY OF APRIL 1991.

OFFICE COPY

NOT RECORDABLE

REGISTERED SURVEYOR #5718

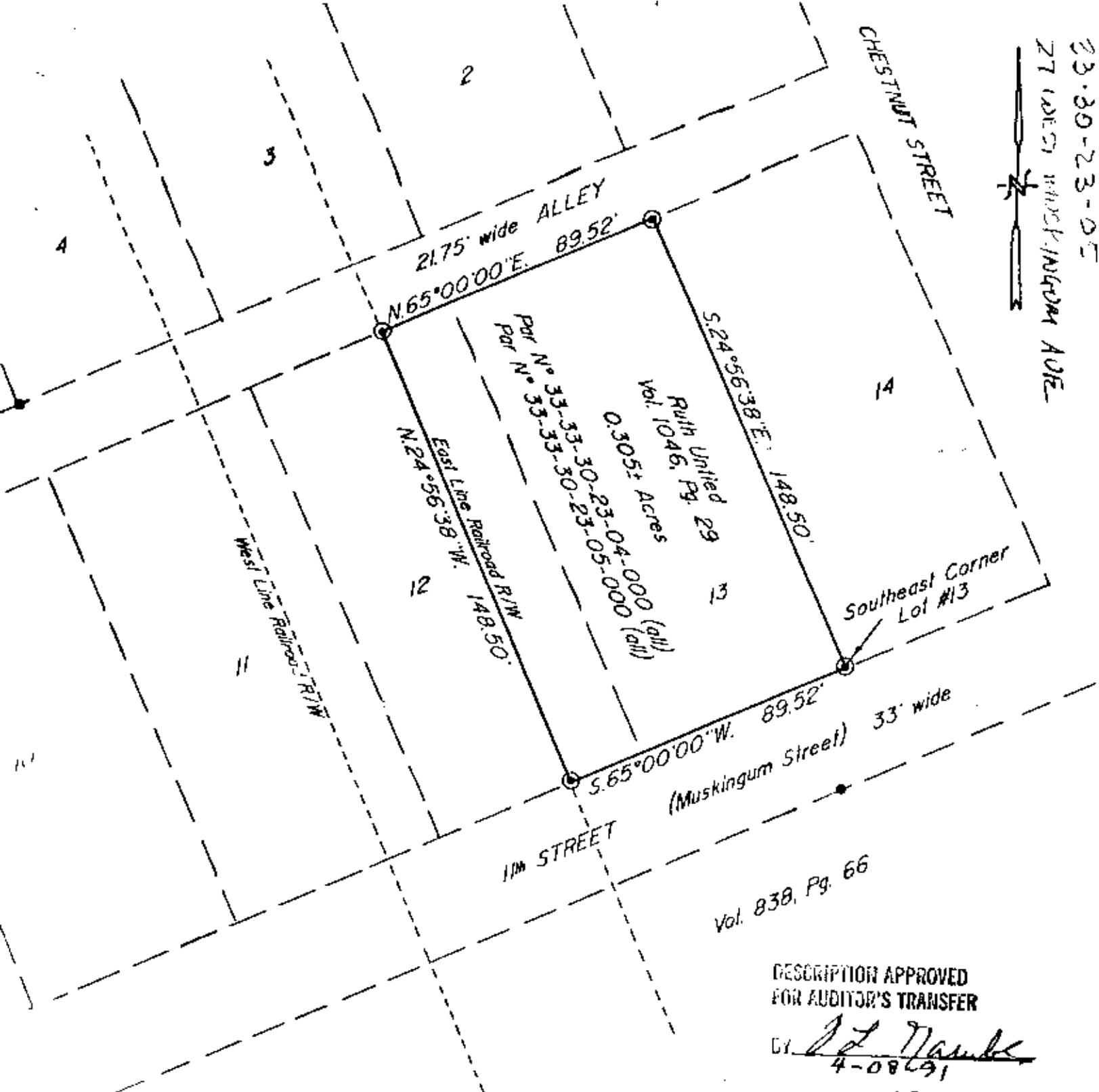
D3321-3 EXCELSIOR

RECEIVED AND APPROVED
FOR THE SURVEYOR'S OFFICE

W. J. Biedenbach

4-08-91

23-30-23-05
27 WEST MUSKINGUM AVE

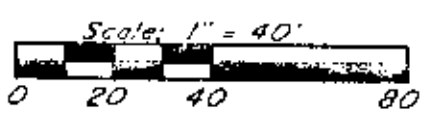


DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

By W. J. Biedenbach
4-08-91

⊙ ~ Iron Pin Set (5/8" x 30" rebar w/ plastic id. cap)

● ~ Existing Iron Pin



Bearings are based on the Plat Bearing of N65°00'00"E. along the North Line of 11th Street (Muskingum St.) as recorded in DB, Vol. "Y", Page 343 of the Muskingum County Deed Records.

Being all of Lot 13 and a part of Lot 12, of Curtis Williams Subdivision of Outlot #13 as recorded in Deed Book Volume "Y", Page 343 of the Muskingum County Plat Records; Situated in the Town of Dresden, Jefferson Township, Muskingum County, Ohio.

Research

- Vol. 1046 Pg. 29
- Vol. 838 Pg. 66
- Vol. "Y" Pg. 248
- Vol. "Y" Pg. 343
- Muskingum County Tax Map

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as prepared by me, this 5th day of April 1991.

OFFICE COPY NOT RECORDABLE

W. J. Biedenbach
Reg. Surveyor #5718

W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 4-05-91
Scale: 1" = 40'	Checked by: SD
Job N°: 3321	Excelsior Mortgage