

# Biedenbach Engineering, Inc.

Civil Engineering and Land Surveying

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**RICHARD H. AND JOYCE A. McCLELLAND  
AUDITORS PARCEL NUMBER**

- 63-63-04-06-01-000 (PART)-0.027 +/- ACRES-LOT 546
- 63-63-04-06-02-000 (PART)-0.080 +/- ACRES-LOT 545
- 63-63-04-06-03-000 (PART)-0.080 +/- ACRES-LOT 544
- 63-63-04-06-04-000 (PART)-0.080 +/- ACRES-LOT 543
- 63-63-04-06-05-000 (PART)-0.080 +/- ACRES-LOT 542
- 63-63-04-06-06-000 (PART)-0.080 +/- ACRES-LOT 541
- 63-63-04-06-07-000 (PART)-0.080 +/- ACRES-LOT 540

*SNR*

BEING A PART OF LOTS 540, 541, 542, 543, 544, 545 AND 546 OF THE VILLAGE OF SOUTH ZANESVILLE (PLAT BOOK 2, PAGE 96), SITUATED IN THE VILLAGE OF SOUTH ZANESVILLE, MUSKINGUM COUNTY, OHIO.

**BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF LOT 540 OF SOUTH ZANESVILLE (PLAT BOOK 2, PAGE 96):**

**THENCE WITH THE SOUTH LINE OF BERKLEY STREET AND THE NORTH LINE OF SAID LOTS 540-546 OF SOUTH ZANESVILLE, SOUTH 82 DEGREES 42 MINUTES 55 SECONDS EAST 317.35 FEET TO A POINT;**

**THENCE LEAVING THE SAID SOUTH LINE, SOUTH 10 DEGREES 19 MINUTES 03 SECONDS WEST 70.10 FEET TO AN IRON PIN SET;**

**THENCE NORTH 82 DEGREES 42 MINUTES 55 SECONDS WEST 313.64 FEET TO AN IRON PIN SET ON THE WEST LINE OF LOT 540 (EAST LINE OF STANLEY AVENUE);**

**THENCE WITH THE WEST LINE OF SAID LOT 540, NORTH 07 DEGREES 17 MINUTES 05 SECONDS EAST 70.00 FEET TO THE PLACE OF BEGINNING.**

**CONTAINING 0.507 MORE OR LESS ACRES (TOTAL), WITH 0.080 +/- ACRES IN LOTS 540, 541, 542, 543, 544, AND 545 AND 0.027 +/- ACRES IN LOT 546, SUBJECT TO ALL APPLICABLE EASEMENTS.**

**ALSO BEING SUBJECT TO THE FOLLOWING 20 FOOT WIDE STORM SEWER EASEMENT**

**COMMENCING AT A POINT AT THE NORTHWEST CORNER OF LOT 540 OF SOUTH ZANESVILLE (PLAT BOOK 2, PAGE 96):**

**THENCE WITH THE SOUTH LINE OF BERKLEY STREET AND THE NORTH LINE OF SAID LOTS 540-545, SOUTH 82 DEGREES 42 MINUTES 55 SECONDS EAST 299.80 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;**

**THENCE CONTINUING WITH THE SOUTH LINE OF BERKLEY STREET AND THE NORTH LINE OF SAID LOTS 545-546, SOUTH 82 DEGREES 42 MINUTES 55 SECONDS EAST 17.55 FEET TO A POINT;**

**THENCE TRAVERSING THROUGH LOTS 545 AND 546 THE FOLLOWING FOUR COURSES AND DISTANCES;**

- 1) SOUTH 10 DEGREES 19 MINUTES 03 SECONDS WEST 10.82 FEET TO A POINT;
- 2) SOUTH 33 DEGREES 17 MINUTES 32 SECONDS WEST 65.87 FEET TO A POINT;
- 3) NORTH 82 DEGREES 42 MINUTES 55 SECONDS WEST 22.25 FEET TO A POINT;
- 4) NORTH 33 DEGREES 17 MINUTES 32 SECONDS EAST 77.89 FEET TO THE PLACE OF BEGINNING.

**ALSO BEING SUBJECT TO THE FOLLOWING STORM SEWER EASEMENT**

**COMMENCING AT A POINT AT THE NORTHWEST CORNER OF LOT 540 OF SOUTH ZANESVILLE (PLAT BOOK 2, PAGE 96):**

**THENCE WITH THE EAST LINE OF STANLEY AVENUE AND THE WEST LINE OF SAID LOT 540, SOUTH 07 DEGREES 17 MINUTES 05 SECONDS WEST 60.75 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;**

**THENCE TRAVERSING THROUGH LOT 540 THE FOLLOWING THREE COURSES AND DISTANCES:**

- 1) NORTH 84 DEGREES 04 MINUTES 05 SECONDS EAST 10.02 FEET TO A POINT;
- 2) SOUTH 19 DEGREES 17 MINUTES 00 SECONDS EAST 12.90 FEET TO A POINT;
- 3) NORTH 82 DEGREES 42 MINUTES 55 SECONDS WEST 15.52 FEET TO AN IRON PIN SET;

**THENCE WITH THE EAST LINE OF STANLEY AVENUE AND THE WEST LINE OF SAID LOT 540, NORTH 07 DEGREES 17 MINUTES 05 SECONDS EAST 9.25 FEET TO THE PLACE OF BEGINNING.**

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-PS6923).

BEARINGS ARE BASED ON THE SOUTH LINE OF RODGERS 2<sup>ND</sup> ADDITION (PLAT BOOK 10, PAGE 46)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS THE SAME WAS PREPARED BY ME, THIS 29<sup>TH</sup> DAY OF SEPTEMBER 2004.

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL S. McCLELLAND  
REGISTERED SURVEYOR 36923

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY Andy Swinehart  
10-4-2004 TH

EXEMPT FROM  
PLANNING COMMISSION

J. Hambrecht  
1-21-2005

APPROVED FOR CLOSURE

Andy Swinehart  
10-4-2004 TH