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**JAMES O'NEILL**  
AUDITORS PARCEL NUMBER 80-81-59-03-13-000 (ALI.)

BEING A PART OF OUT-LOT 13 OF MCINTIRE'S EAST ADDITION TO THE CITY OF ZANESVILLE (PLAT BOOK A-O, PAGE 23), SITUATED IN THE CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF RUSSELL'S ADDITION (PLAT BOOK 1, PAGE 263 OF THE MUSKINGUM COUNTY PLAT RECORDS);

THENCE WITH THE SOUTH LINE OF WHEELING AVENUE THE FOLLOWING TWO COURSES AND DISTANCES;

1. SOUTH 83 DEGREES 45 MINUTES 45 SECONDS EAST 78.16 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. SOUTH 83 DEGREES 45 MINUTES 45 SECONDS EAST 50.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID SOUTH LINE, SOUTH 83 DEGREES 45 MINUTES 45 SECONDS EAST 30.00 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO K. AND J. WILSON (VOLUME 1136, PAGE 409 OF THE MUSKINGUM COUNTY DEED RECORDS), SOUTH 00 DEGREES 46 MINUTES 53 SECONDS EAST 114.39 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID WEST LINE AND WITH THE NORTH LINE OF A TRACT CONVEYED TO W. HUNTER (VOLUME 937, PAGE 3), NORTH 83 DEGREES 45 MINUTES 45 SECONDS WEST 30.08 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID NORTH LINE AND WITH THE EAST LINE OF A TRACT CONVEYED TO M. TOLLEY (VOLUME 1130, PAGE 967), NORTH 00 DEGREES 44 MINUTES 30 SECONDS WEST 114.38 FEET TO THE PLACE OF BEGINNING;

CONTAINING 0.078 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

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

THE BEARINGS ARE BASED ON THE SOUTH LINE OF WHEELING AVENUE AS DESCRIBED IN O.R. VOLUME 2044, PAGE 338 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 11<sup>th</sup> DAY OF FEBRUARY 2009, FROM A FIELD SURVEY CONDUCTED THE 11<sup>th</sup> DAY OF FEBRUARY 2009.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6941



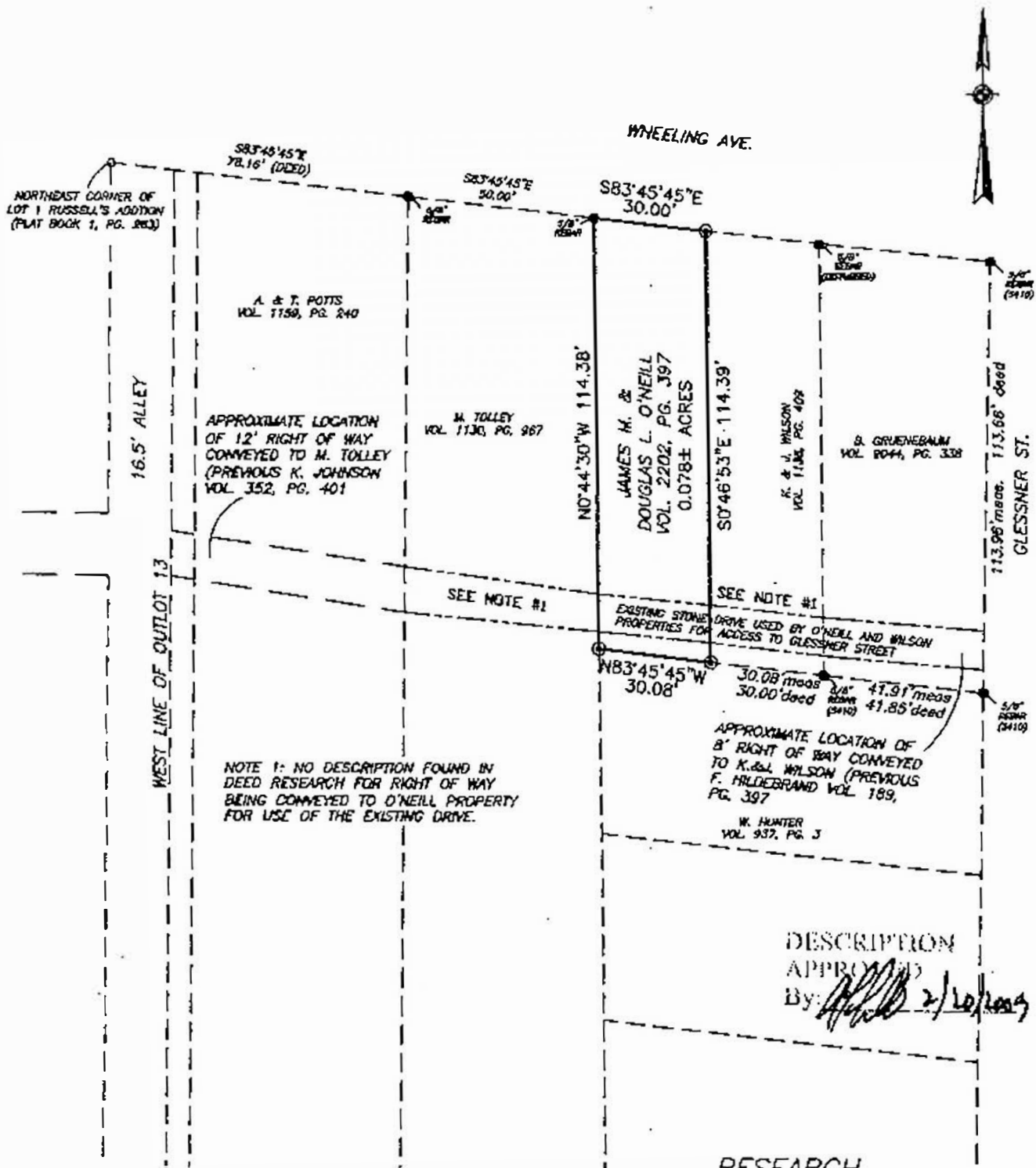
DESCRIPTION  
APPROVED  
BY *[Signature]* 2/20/2009

# SURVEY FOR JAMES O'NEILL

AUDITORS PARCEL NUMBER  
80-81-59-03-13-000 (ALL)

BEING A PART OF OUT-LOT 13 OF MCINTIRE'S EAST ADDITION TO THE CITY OF ZANESVILLE (PLAT BOOK A-0, PAGE 23), SITUATED IN THE CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE SOUTH LINE OF WHEELING AVENUE AS DESCRIBED IN O.R. VOLUME 2044, PAGE 338 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS.



SCALE 1"=40'



## LEGEND

- EXISTING DROW PIN
- ⊙ IRON PIN SET (3/8" REBAR W/CAP)
- ANGLE POINTS

## RESEARCH

DEEDS AS SHOWN  
PLAT BOOK 1, PG. 263  
PREVIOUS SURVEY OF A 0.113 AC. TRACT  
COMPLETED AUG. 31, 1994 BY R.L. DANIELS P55410  
PREVIOUS SURVEY OF A 0.079 AC. TRACT  
COMPLETED APRIL 28, 1983 BY L.C. CAMP P55843  
PREVIOUS SURVEY OF A 0.303 AC. TRACT  
COMPLETED APRIL 28, 1983 BY L.C. CAMP P55843  
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 11th DAY OF FEBRUARY, 2009, FROM A FIELD SURVEY COMPLETED THE 11th DAY OF FEBRUARY, 2009.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

**BIEDENBACH SURVEYING, INC.**

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DRAWN BY: JWL

DATE: 02-11-09

SCALE: 1"=40'

CHECKED BY: MDN

JOB NO: 5390

DRAWING NO: 01/000000/5390/5390.dwg