

84-13-02-23

1021 GRACE AVE

W. J. Biedenbach & Associates

SURVEYING & MAPPING  
3120 LISA LANE  
ZANESVILLE, OHIO 43701  
(614) 453 4850

Eng Copy  
3-12-84

84-13

Being a part of Lot number 27 of Mc Intire Terrace  
Plat Number 1 as recorded in Plat Book 1 page 68 of the  
Muskingum County Plat Records in the 4th Ward (1983) of the  
[REDACTED] of Zanesville, Muskingum County, Ohio and being further  
described as follows:

Commencing at a point marked by an existing iron pin  
(3/4 inch i.d. pipe) at the South West Corner of said Lot  
number 27, said point also being the intersection of the  
East line of Blue Avenue and the North line of Mc Intire  
Avenue; thence South 62 degrees 50 minutes 00 seconds East  
135.75 feet along the said north line of Mc Intire Avenue  
to a point in the center of Grace Avenue; thence North  
20 degrees 25 minutes 03 seconds East 145.38 feet along the  
said center of Grace Avenue to a point marked by a railroad  
spike (Set), said point being the place of beginning of this  
tract; thence North 76 degrees 04 minutes 08 seconds West  
65.95 feet to a point marked by an iron pin set (3/4 inch  
i.d. x 30 inches long iron pipe) on the East line of a  
private alley; thence North 07 degrees 48 minutes 36 seconds  
East 16.70 feet along the said east line of the private  
alley to a point marked by an iron pin set (3/4 inch i.d.  
x 30 inches long iron pipe); thence South 82 degrees 11  
minutes 24 seconds East 10.00 feet along the said East line  
of the private alley to a point; thence North 07 degrees  
48 minutes 36 seconds East 43.48 feet along the said East  
line of the private alley to a point, marked by an iron pin  
set (3/4 inch i.d. x 30 inches long iron pipe), said point  
being at the intersection of the above mentioned east line  
of a private alley and the south line of a private alley  
along the northern line of the within described tract;  
thence South 77 degrees 24 minutes 21 seconds East 69.55  
feet along the said South line of a private alley to a point  
in the center of Grace Avenue, passing a point marked by an  
existing iron pin (3/4 inch solid rod) at 62.53 feet; thence  
South 20 degrees 25 minutes 03 seconds West 62.93 feet along  
the said center of Grace Avenue to the place of beginning.

Containing 0.093 more or less acres, subject to all of  
Grace Avenue (a 20 foot private road) which is within the  
above described tract. Also the right-of-way over the  
remainder of Grace Avenue to and from Mc Intire Avenue.

Previous deed reference; volume 503 page 165.

Bearings are based on the plat bearing of Mc Intire  
Avenue as recorded in Plat Book 1 page 68.

I hereby certify the above description to be correct  
as prepared by me, this 8th day of March 1984.

OFFICE COPY  
NOT RECORDABLE  
W. J. BIEDENBACH  
REG. SURVEYOR #5718



Humphreys  
1451-1-84

OK WJD  
3-12-84

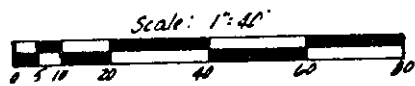
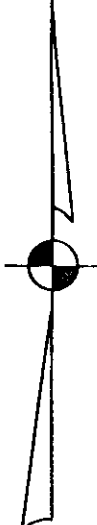
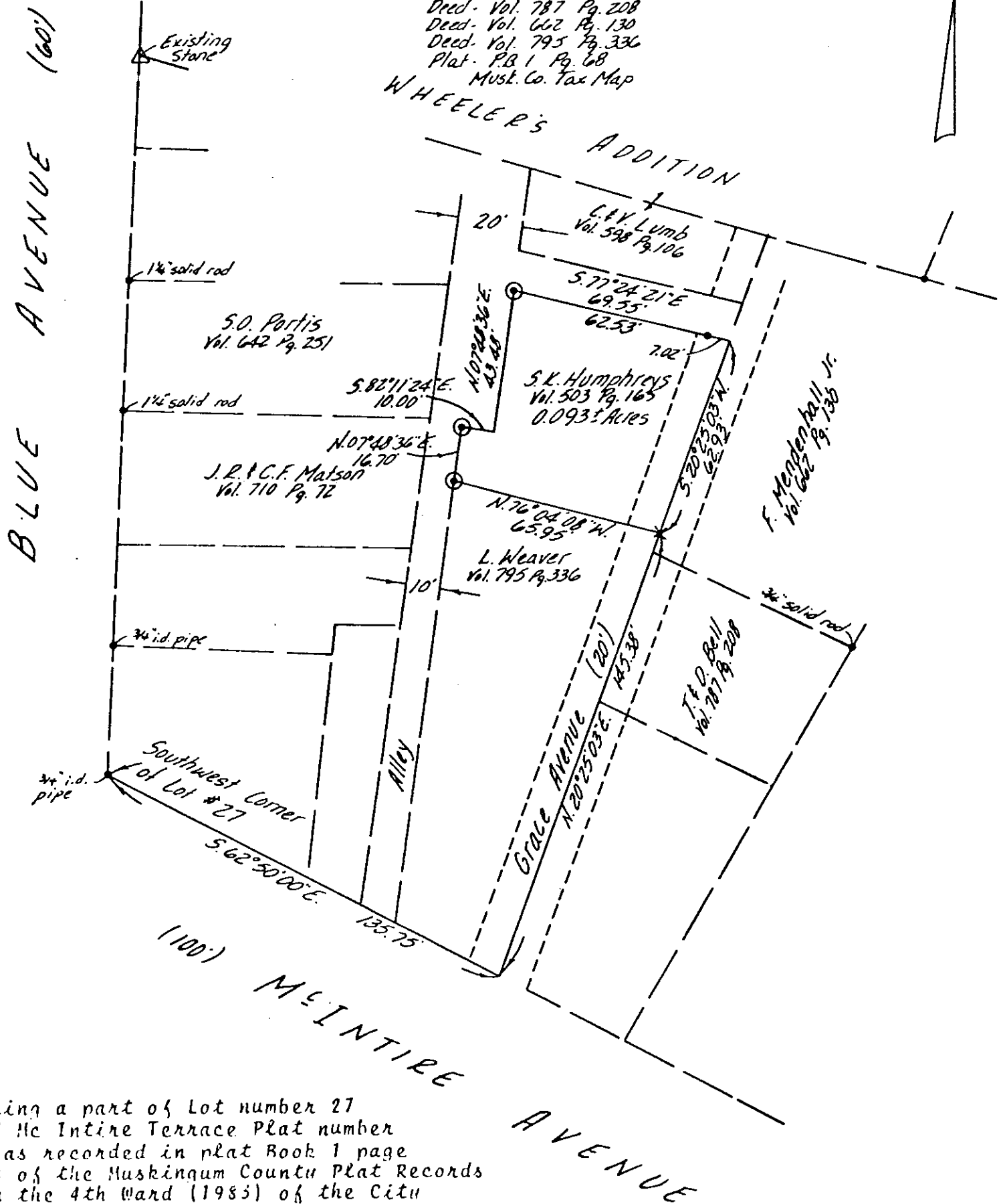
bearings are based on the plat bearing of McIntire Avenue as recorded in P.B. 1 Pg. 68

- ~ Existing Iron Pin
- ⊙ ~ Iron Pin Set ( $\frac{3}{4}$ " i.d. x 30" long iron pipe)
- \* ~ Railroad Spike Set

# Citation of Pertinent Documents:

Deed - Vol. 503 Pg. 165  
 Deed - Vol. 598 Pg. 106  
 Deed - Vol. 802 Pg. 134  
 Deed - Vol. 787 Pg. 208  
 Deed - Vol. 662 Pg. 130  
 Deed - Vol. 795 Pg. 336  
 Plat - P.B. 1 Pg. 68  
 Musk. Co. Tax Map

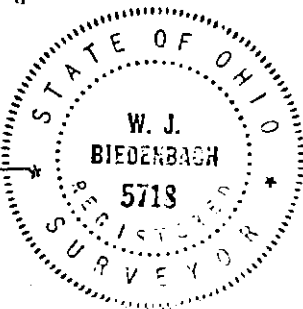
## WHEELER'S ADDITION



Being a part of Lot number 27 of McIntire Terrace Plat number 1 as recorded in plat Book 1 page 68 of the Muskingum County Plat Records in the 4th Ward (1983) of the City of Zanesville, Muskingum County, Ohio.

I hereby certify the above plat and survey to be correct as prepared by me, this 8th day of March 1984.

**OFFICE COPY NOT RECORDABLE**  
 W. J. BIEDENBACH  
 REG. SURVEYOR #5718



<b>W. J. BIEDENBACH &amp; ASSOC.</b> Surveying & Mapping 3120 Lisa Ln. Zanesville, Ohio 43701 (614) 453-4850	
Drawn by: <i>WJB</i>	Date: 3-6-84
Scale: 1"=40'	Checked by: <i>WJB</i>