

Description of Parcel # 2 (0.896 Acre)

The following described parcel is a new survey of part of the Betty Schneider property as described in Parcels One, Two and Three of Book 3256, Page 880 of the Muskingum County Recorder's Office.

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being part of the unrecorded plat of "Wheeler Place" subdivision, being part of the northeast quarter of the northeast quarter of Section 6, Range 13 West, Township 12 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at the calculated northeast corner of Section 6 (Note: Reference bearing on the north line of the northeast quarter of the northeast quarter used as North 86°47'05" West.);

thence, with the north line of the northeast quarter of the northeast quarter of Section 6, North 86°47'05" West a distance of 903.17 feet to a mine bolt found in the east line of Haessler Avenue (40');

thence, with the east line of Haessler Avenue, South 03°11'54" West a distance of 295.93 feet to a point in the north line of Sunrise Avenue (40');

thence, across Sunrise Avenue, South 01°10'59" West a distance of 40.02 feet to a point in the south line of Sunrise Avenue;

thence, with the south line of Sunrise Avenue, South 86°48'52" East a distance of 279.00 feet to a 5/8" iron pin set in the east line of a 10.00 feet wide alley, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and continuing with the south line of Sunrise Avenue, South 86°48'52" East a distance of 130.00 feet to a 5/8" iron pin set in the line of a 10.00 feet wide alley;

thence, with the west line of said alley, South 03°15'12" West a distance of 300.00 feet to a 5/8" iron pin set in the north line of Cosgrave Avenue;

thence, with the north line of Cosgrave Avenue (40'), North 86°48'52" West a distance of 130.00 feet to a 5/8" iron pin set in the east line of a 10.00 feet wide alley;

thence, with the east line of said alley, North 03°15'12" East a distance of 300.00 feet to the **POINT OF BEGINNING**;

containing 0.896 acre, more or less, being all of Parcel No. 81-43-03-07-000.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the 100-year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach Surveying, LLC. PS 7881".

The bearings in this description are for angle calculations only and are based on the north line of the northeast quarter of the northeast quarter of Section 6 used as North 86°47'05" West.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of October 28, 2025. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Book 3256, Page 880.

Oct. 28, 2025
Date
Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.

OFFICE COPY
Gregory A. Biedenbach
NOT RECORDABLE



Cc: Survey File: GB-4618F

DESCRIPTION
APPROVED

By: *D.M. Barnhard*
11-18-2025

Survey Plat

for Betty Schneider Jamarr Rush

1:74.6102

SITUATED IN THE STATE OF OHIO,
COUNTY OF MUSKINGUM, CITY OF
ZANESVILLE, BEING PART OF THE
UNRECORDED PLAT OF "WHEELER
PLACE" SUBDIVISION, BEING PART OF
THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 6,
RANGE 13 WEST, TOWNSHIP 12
NORTH, OF "THE CONGRESS LANDS
EAST OF THE SCIOTO RIVER".

CALC. N.E.
COR SEC. 6

N 86°47'05" W 903.17'
Basis of Bearings

LINE	BEARING	DISTANCE
L1	S 01°10'59" W	40.02'

NEW SURVEY OF
BOOK 3256 PG. 880
1.792 ACRES TOTAL

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = I.P.F. uncapped size noted
- = concrete monument found
- ⊙ = 5/8" I.P.F. capped "Bowman 7135"
- ▲ = mine bolt found

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6 USED AS NORTH 86°47'05" WEST.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.

Gregory A. Biedenbach 10/28/2025
OFFICE COPY
NOT RECORABLE
 GREGORY A. BIEDENBACH GREGORY ADAMS
 OHIO REGISTERED SURVEYOR PS 7881 BIEDENBACH
 BIEDENBACH SURVEYING, 114 ADAMS AVENUE
 WOODSFIELD, OHIO 43793
 1.740.472.1262 OFFICE
 1.740.472.5298 FAX

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND SEAL.

Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.

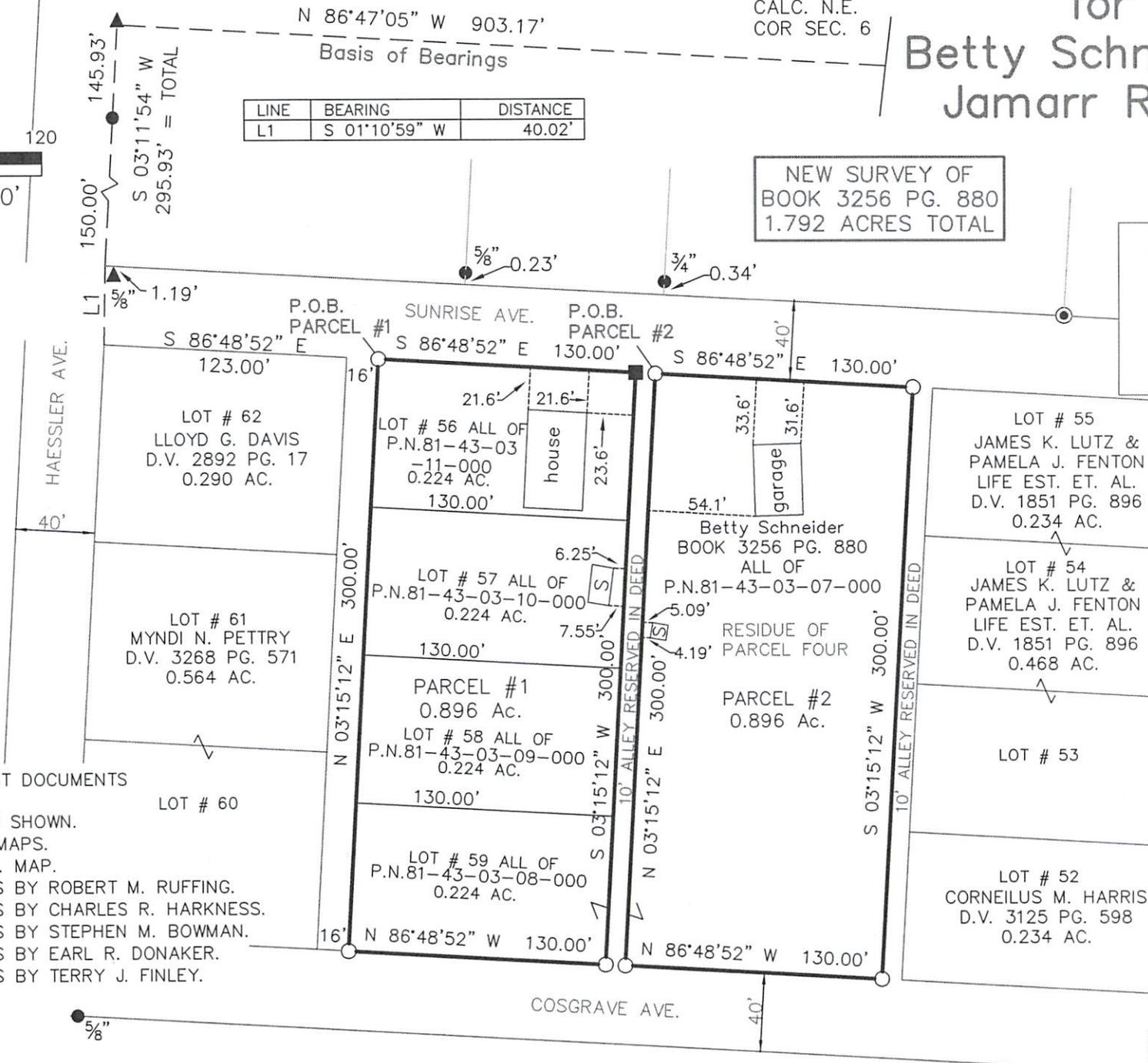
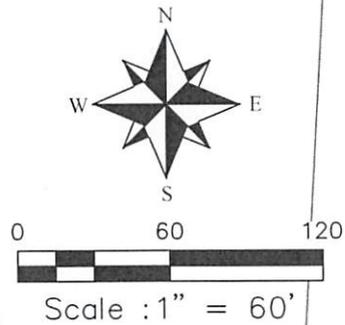
DESCRIPTION APPROVED

By: *D.A. Barnhard*
11-18-2025

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP.
- (4) SURVEY PLATS BY ROBERT M. RUFFING.
- (5) SURVEY PLATS BY CHARLES R. HARKNESS.
- (6) SURVEY PLATS BY STEPHEN M. BOWMAN.
- (7) SURVEY PLATS BY EARL R. DONAKER.
- (8) SURVEY PLATS BY TERRY J. FINLEY.

Survey File No.: GB-4618F



145.93'
S 03°11'54" W
295.93' = TOTAL

HAESSLER AVE.
40'

COSGRAVE AVE.
40'

P.O.B. PARCEL #1
SUNRISE AVE.
S 86°48'52" E 130.00'

P.O.B. PARCEL #2
S 86°48'52" E 130.00'

LOT # 62
LLOYD G. DAVIS
D.V. 2892 PG. 17
0.290 AC.

LOT # 56 ALL OF
P.N.81-43-03-11-000
0.224 AC.
house

LOT # 55
JAMES K. LUTZ & PAMELA J. FENTON
LIFE EST. ET. AL.
D.V. 1851 PG. 896
0.234 AC.

LOT # 61
MYNDI N. PETTRY
D.V. 3268 PG. 571
0.564 AC.

LOT # 57 ALL OF
P.N.81-43-03-10-000
0.224 AC.

Betty Schneider
BOOK 3256 PG. 880
ALL OF
P.N.81-43-03-07-000
RESIDUE OF PARCEL FOUR

LOT # 54
JAMES K. LUTZ & PAMELA J. FENTON
LIFE EST. ET. AL.
D.V. 1851 PG. 896
0.468 AC.

PARCEL #1
0.896 Ac.

PARCEL #2
0.896 Ac.

LOT # 58 ALL OF
P.N.81-43-03-09-000
0.224 AC.

LOT # 53

LOT # 60

LOT # 59 ALL OF
P.N.81-43-03-08-000
0.224 AC.

LOT # 52
CORNEILUS M. HARRIS
D.V. 3125 PG. 598
0.234 AC.

5/8"