

1331 CLOVER ST

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

DESCRIPTION FOR CONVEYANCE  
PARCEL NUMBER 80-83-17-02-19-000

BEING A PART OF 14.42 ACRE TRACT CONVEYED TO WILLIS BAILEY BY EDWARD MATTHEWS BY DEED DATED MAY 9, 1890, AND RECORDED IN MUSKINGUM COUNTY DEED BOOK 94 PAGE 584 AND 585 AS SAID 14.42 ACRE TRACT OF LAND IS DELINEATED ON A PLAT OF THE ESTATE OF DR. I. MATTHEWS, MARKED "EDWARD MATTHEWS", RECORDED IN BOOK OF PLATS NUMBER 1 PAGE 88 OF THE PLAT RECORDS OF SAID COUNTY, IN THE CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET MARKING THE INTERSECTION OF THE NORTH LINE OF CLOVER STREET AND THE EAST LINE OF MEAD STREET; THENCE NORTH 00 DEGREES 13 MINUTES 46 SECONDS WEST 65.00 FEET ALONG THE EAST LINE OF MEAD STREET TO AN IRON PIN SET; THENCE NORTH 89 DEGREES 58 MINUTES 17 SECONDS EAST 70.00 FEET ALONG THE SOUTH LINE OF A TRACT CONVEYED TO J. AND A. GRIMES BY DEED RECORDED IN DEED BOOK VOLUME 509, PAGE 479 OF THE MUSKINGUM COUNTY DEED RECORDS TO AN IRON PIN SET; THENCE SOUTH 00 DEGREES 13 MINUTES 46 SECONDS EAST 65.00 FEET ALONG THE WEST LINE OF A TRACT CONVEYED TO R. AND B. MONTGOMERY BY DEED RECORDED IN DEED BOOK VOLUME 512 PAGE 537 TO AN EXISTING P.K. NAIL; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST 70.00 FEET ALONG THE NORTH LINE OF CLOVER STREET TO THE PLACE OF BEGINNING.

CONTAINING 0.105 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH REBAR WITH PLASTIC IDENTIFICATION CAP.

BEARINGS ARE BASED ON A PREVIOUS SURVEY OF A TRACT CONVEYED TO P.S. AND E.J. CRAIG BY DEED RECORDED IN DEED BOOK VOLUME 834 PAGE 204.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY AND DESCRIPTION TO BE CORRECT AS SURVEYED BY ME, THIS 5TH DAY OF NOVEMBER 1986.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

D2535 FINDEISS REALTY

DESCRIPTION APPROVED  
for Auditor's transfer

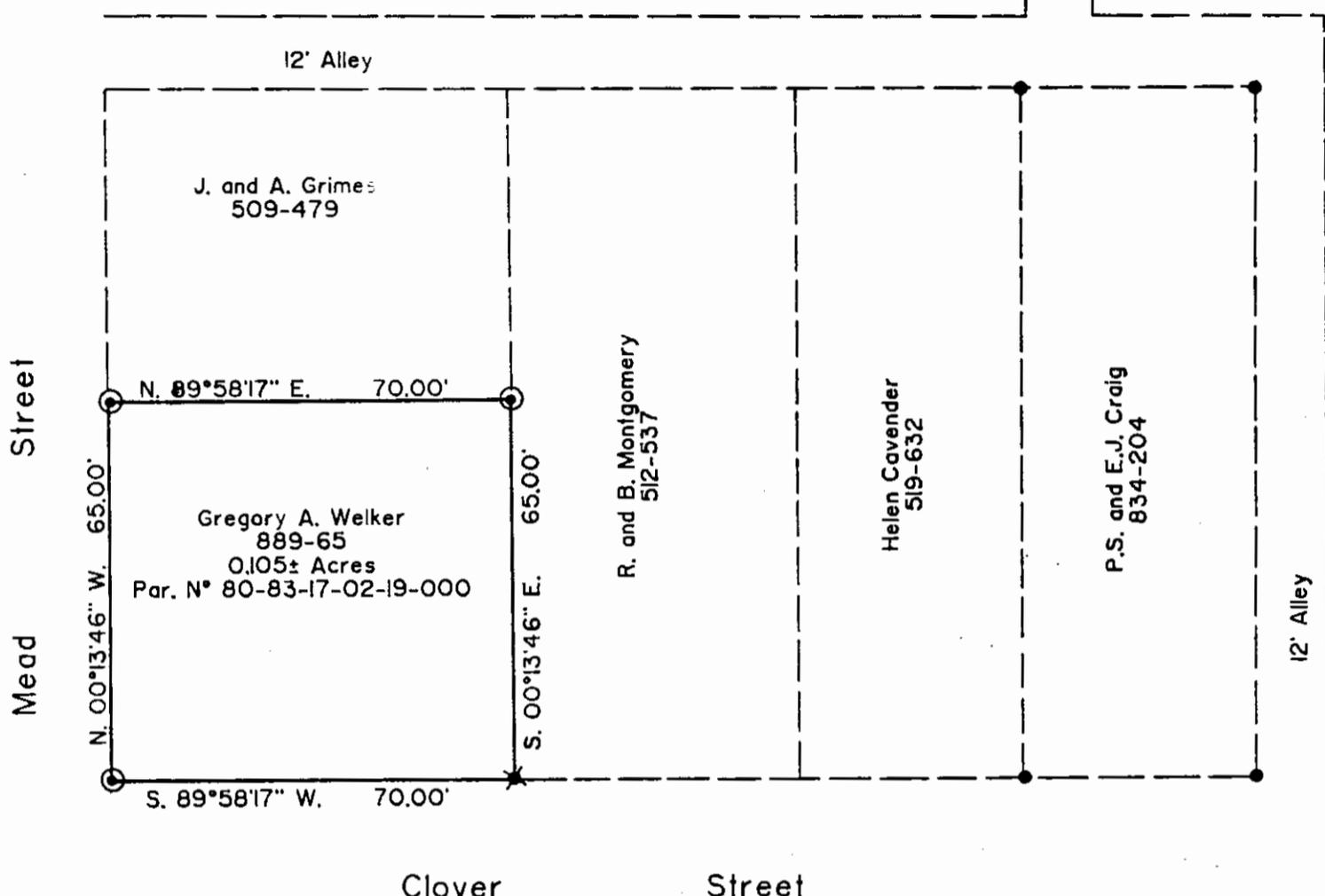
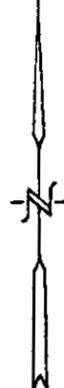
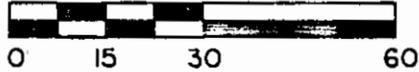
By J. J. Gault  
11-10-86

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NOT RECORDABLE**



- ⊙ Iron pin set ( $\frac{5}{8}$ " rebar / 1D. cap)
- ✕ Existing P.K. nail
- Existing iron pin (1" pipe)

Scale 1" = 30'



Being a part of the 14.42 acre tract conveyed to Willis Bailey by Edward Matthews by deed dated May 9, 1890, and recorded in Muskingum County Deed Book 94 Page 584 and 585 as said 14.42 acre tract of land is delineated on a plat of the estate of Dr. I. Matthews, marked "Edward Matthews", recorded in Book of Plats N° 1 Page 88 of the Plat Records of said County, in the City of Zanesville, Muskingum County, Ohio.

References:

- Deed Vol. 889 Pg. 65
- Deed Vol. 883 Pg. 204
- Survey of P.S. and E.J. Craig Vol. 834 Pg. 204
- Plat Book 1 Page 88
- Muskingum County Tax Map

Bearings are based on the previous survey of P.S. and E.J. Craig, Deed Vol. 834 Pg. 204

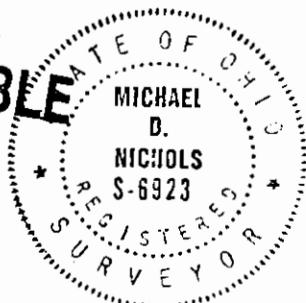
I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as surveyed by me, this 4<sup>th</sup> day of November 1986.

DESCRIPTION APPROVED  
for Auditor's transfer

By *J. J. Nangle*  
11-10-86

**OFFICE COPY  
NOT RECORDABLE**

Michael D. Nichols  
Reg. Surveyor N° 6923



<b>W. J. BIEDENBACH &amp; ASSOC.</b> Surveying & Mapping 3120 Lisa Ln. Zanesville, Ohio 43701 (614) 453-4850	
Drawn by AB	Date 10-4-86
Scale 1" = 30'	Checked by AB
Job N° 2535	FINDEISS