

83-30-01-05  
11 STATE ST

# W. J. Biedenbach & Associates

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Surveying and Mapping

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## SURVEY FOR RUSSELL HANKINSON AUDITORS PARCEL No. 80-83-30-01-01

BEING ALL OF LOTS NUMBER 1, 2 AND PART OF LOT 3 OF RIVERSIDE ADDITION AS RECORDED IN PLAT BOOK 1, PAGES 304 AND 305 (RE-PLAT BOOK 1, PAGE 269, IN THE MUSKINGUM COUNTY PLAT RECORDS, IN THE CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:DT

BEGINNING AT A IRON PIN SET AT THE SOUTHWEST CORNER OF LOT NUMBER 1 OF SAID RIVERSIDE ADDITION AS RECORDED IN PLAT BOOK 1, PAGE 304 AND 305 (RE-PLATED PLAT BOOK 269); THENCE ALONG THE WEST LINE OF LOT NUMBER 1 NORTH 42 DEGREES 53 MINUTES 53 SECONDS EAST 154.32 FEET TO A POINT MARKED BY A RAILROAD SPIKE SET; THENCE THROUGH LOT NUMBER 3 OF SAID RIVERSIDE ADDITION SOUTH 47 DEGREES 08 MINUTES 12 SECONDS EAST 170.29 FEET TO A DRILL HOLE IN CONCRETE ON THE WEST LINE OF STATE STREET, PASSING A P-K NAIL SET AT 119.16 FEET; THENCE SOUTH 42 DEGREES 53 MINUTES 53 SECONDS WEST 152.25 FEET ALONG THE WEST LINE OF STATE STREET TO AN IRON PIN SET MARKING THE SOUTHEAST CORNER OF LOT NUMBER 1, PASSING A P-K NAIL SET AT 48.10 FEET; THENCE ALONG THE NORTH LINE OF WEST MAIN STREET NORTH 47 DEGREES 50 MINUTES 00 SECONDS WEST 170.30 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.599 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

### SUBJECT TO INGRESS AND EGRESS EASEMENT

BEING PART OF LOTS NUMBER 2 AND 3 OF RIVERSIDE ADDITION AS RECORDED IN PLAT BOOK 1, PAGES 304 AND 305 (RE-PLAT BOOK 1, PAGE 269, IN THE MUSKINGUM COUNTY PLAT RECORDS, IN THE CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT NUMBER 1 OF RIVERSIDE ADDITION AS RECORDED IN PLAT BOOK 1, PAGE 304 AND 305 (RE-PLAT PLAT BOOK 1, PAGE 269); THENCE NORTH 42 DEGREES 53 MINUTES 53 SECONDS 154.32 FEET ALONG THE WEST LINE OF LOTS 1, 2 AND PART OF 3 TO A RAILROAD SPIKE; THENCE SOUTH 47 DEGREES 08 MINUTES 12 SECONDS EAST 119.16 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE CONTINUING SOUTH 47 DEGREES 08 MINUTES 12 SECONDS EAST 51.13 FEET TO A POINT MARKED BY A RAIL ROAD SPIKE SET; THENCE SOUTH 42 DEGREES 53 MINUTES 53 SECONDS WEST 48.10 FEET ALONG THE WEST LINE OF STATE STREET TO A POINT; THENCE NORTH 03 DEGREES 52 MINUTES 11 SECONDS WEST 68.47 FEET TO THE PLACE OF BEGINNING.

THE BEARINGS ARE BASED ON A BEARING OF NORTH 47 DEGREES 50 MINUTES 00 SECONDS WEST ASSUMED ON THE NORTH LINE OF WEST MAIN STREET.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 11TH DAY OF AUGUST 1997.

**OFFICE COPY  
NOT RECORDABLE**  
W. J. BIEDENBACH  
REGISTERED SURVEYOR



DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY K. Buckley  
8-14-97

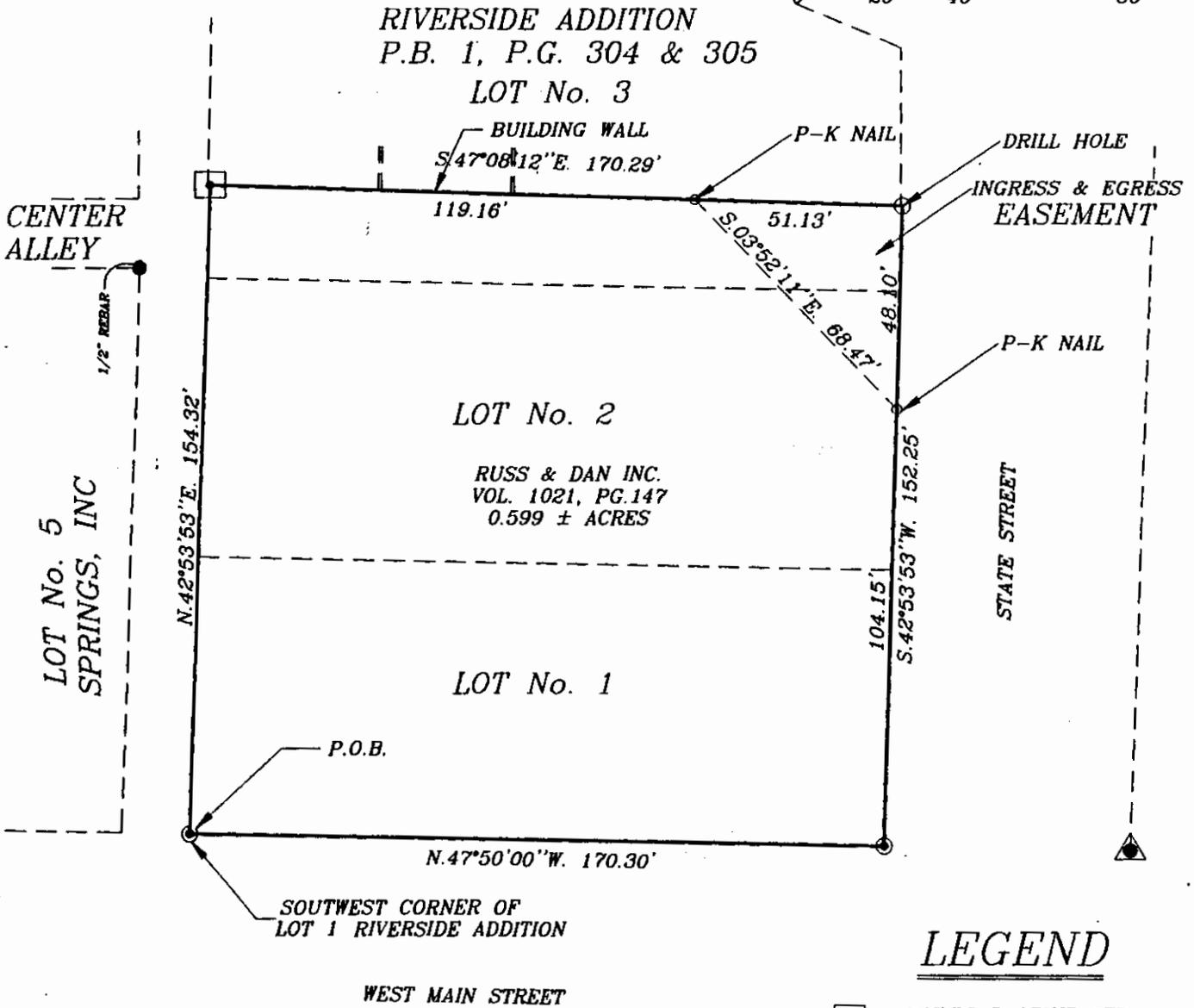
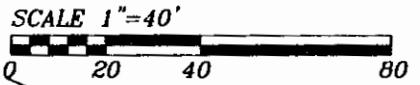
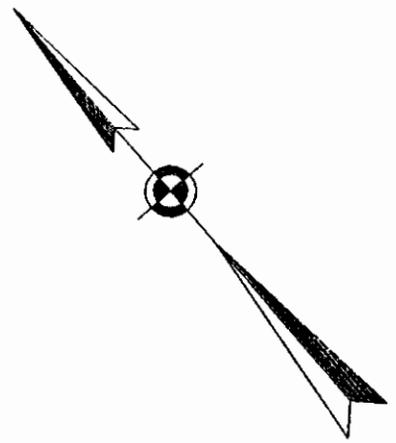
# SURVEY FOR RUSSELL HANKINSON

AUDITORS PARCEL NUMBER  
80-83-30-01-01-000 (PART)

BEING ALL OF LOTS No. 1, 2 AND PART OF LOT No. 3 OF RIVERSIDE ADDITION AS RECORDED IN PLAT BOOK 1, PAGE 304 AND 305 (REPLAT PLAT BOOK 1, PAGE 269) IN THE MUSKINGUM COUNTY PLAT RECORDS, IN THE CITY OF ZANESVILLE.

**RESEARCH:**

VOL. 1021, PG. 147  
P.B. 1, PG. 304-305  
P.B. 1, PG. 269  
MUSKINGUM COUNTY TAX MAP  
CATER SURVEY BY JERRY GAMBLE  
SURVEY BY J MARSHALL No. 5307  
D. WOLFE SURVEY BY R.M. GRAVES



## LEGEND

- ◻ RAILROAD SPIKE SET
- IRON PIN FOUND
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ RAILROAD SPIKE FOUND

DESCRIPTION APPROVED FOR AUDITORS TRANSFER

BY K. Buckley  
8-14-97

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 AUGUST, 1997.

OFFICE COPY  
NOT RECORDABLE

W.J. BIEDENBACH  
REGISTERED SURVEYOR

**W.J. BIEDENBACH & ASSOC.**  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(614) 453-4850

DRAWN BY: AJS	DATE: 08-11-97
SCALE: 1"=40'	CHECKED BY: WJB
JOB NO: 4170	DRAWING NO: D:\4170\4170