

W. J. Biedenbach & Associates

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

Being a part of the Southeast Quarter of Section 1, Township 15, Range 14, of the Congress Lands East of the Scioto River, Newton Township, Muskingum County, Ohio and being further described as follows:

Commencing at a point marked by an existing iron pin (3/4 inch pipe), at the Southwest Corner of Lot number 231 of the plat of South Zanesville as recorded in Plat Book 2 page 96 of the Muskingum County Plat Records, said point also being the intersection of the North line of Pembroke Avenue and the east line of Kensington Avenue; thence South 09 degrees 01 minute 25 seconds West 1328.88 feet to a point in the center of County Road number 46 (Darlington Road); thence South 82 degrees 45 minutes 46 seconds East 50.31 feet to a point; thence North 75 degrees 26 minutes 11 seconds East 38.00 feet to a point marked by an iron pin set (5/8 inch rebar); thence North 60 degrees 00 minutes 53 seconds East 178.51 feet to a point marked by an iron pin set (5/8 inch rebar); thence North 64 degrees 55 minutes 32 seconds East 39.94 feet to a point marked by a rail road spike; thence South 49 degrees 55 minutes 39 seconds East 52.51 feet to a point; thence North 40 degrees 11 minutes 20 seconds East 7.50 feet to a point marked by an iron pin set (5/8 inch rebar), said point being the place of beginning of this tract; thence North 66 degrees 18 minutes 56 seconds East 99.01 feet to a point marked by an iron pin set (5/8 inch rebar); thence North 77 degrees 58 minutes 46 seconds East 118.68 feet to a point marked by an iron pin set (5/8 inch rebar); thence North 81 degrees 39 minutes 40 seconds East 106.40 feet to a point marked by an iron pin set (5/8 inch rebar); thence South 88 degrees 41 minutes 09 seconds East 145.07 feet to a point marked by an iron pin set (5/8 inch rebar); thence South 34 degrees 51 minutes 17 seconds East 110.90 feet to a point; thence South 55 degrees 08 minutes 43 seconds West 374.44 feet to a point; thence North 34 degrees 51 minutes 17 seconds West 148.92 feet to a point marked by an iron pin (5/8 inch rebar set); thence North 50 degrees 19 minutes 52 seconds West 166.37 feet to the place of beginning.

Containing 2.00 acres more or less, subject to easements of record.

Also the following 15 foot Ingress and Egress Easement

Being a part of the Southeast Quarter of Section 1, Township 15, Range 14, of the Congress Lands East of the Scioto River, Newton Township, Muskingum County, Ohio and being further described as follows:

Commencing at a point marked by an existing iron pin (3/4 inch pipe), at the Southwest Corner of Lot number 231 of the Plat of South Zanesville as recorded in Plat Book 2 page 96 of the Muskingum County Plat Records, said point also being the intersection of the North line of Pembroke Avenue and the East line of Kensington Avenue; thence South 09 degrees 01 minute 25 seconds West 1328.88 feet to a point in the center of County Road number 46 (Darlington Road) at the center of an existing Driveway, said point being the place of beginning of this easement; thence following the centerline of the existing driveway the next seven courses and distances:

- 1) South 82 degrees 45 minutes 46 seconds East 50.31 feet to a point;
- 2) North 75 degrees 26 minutes 11 seconds East 38.00 feet to a point marked by an iron pin set (5/8 inch rebar);
- 3) North 60 degrees 00 minutes 53 seconds East 178.51 feet to a point marked by an iron pin set (5/8 inch rebar);
- 4) North 64 degrees 55 minutes 32 seconds East 39.94 feet to a point marked by a rail road spike (set);
- 5) South 49 degrees 55 minutes 39 seconds East 52.51 feet to a point;
- 6) South 50 degrees 19 minutes 52 seconds East 165.41 feet to a point;
- 7) South 34 degrees 51 minutes 17 seconds East 147.90 feet to a point.

I hereby certify the above descriptions to be correct as prepared by me, this 9th day of November 1984.

OFFICE COPY
NOT RECORDABLE
W. J. BIEDENBACH
Reg. Surveyor #5718

J. Watts 1939-10-84



WJS

47-17-01-05 SNR
N/A

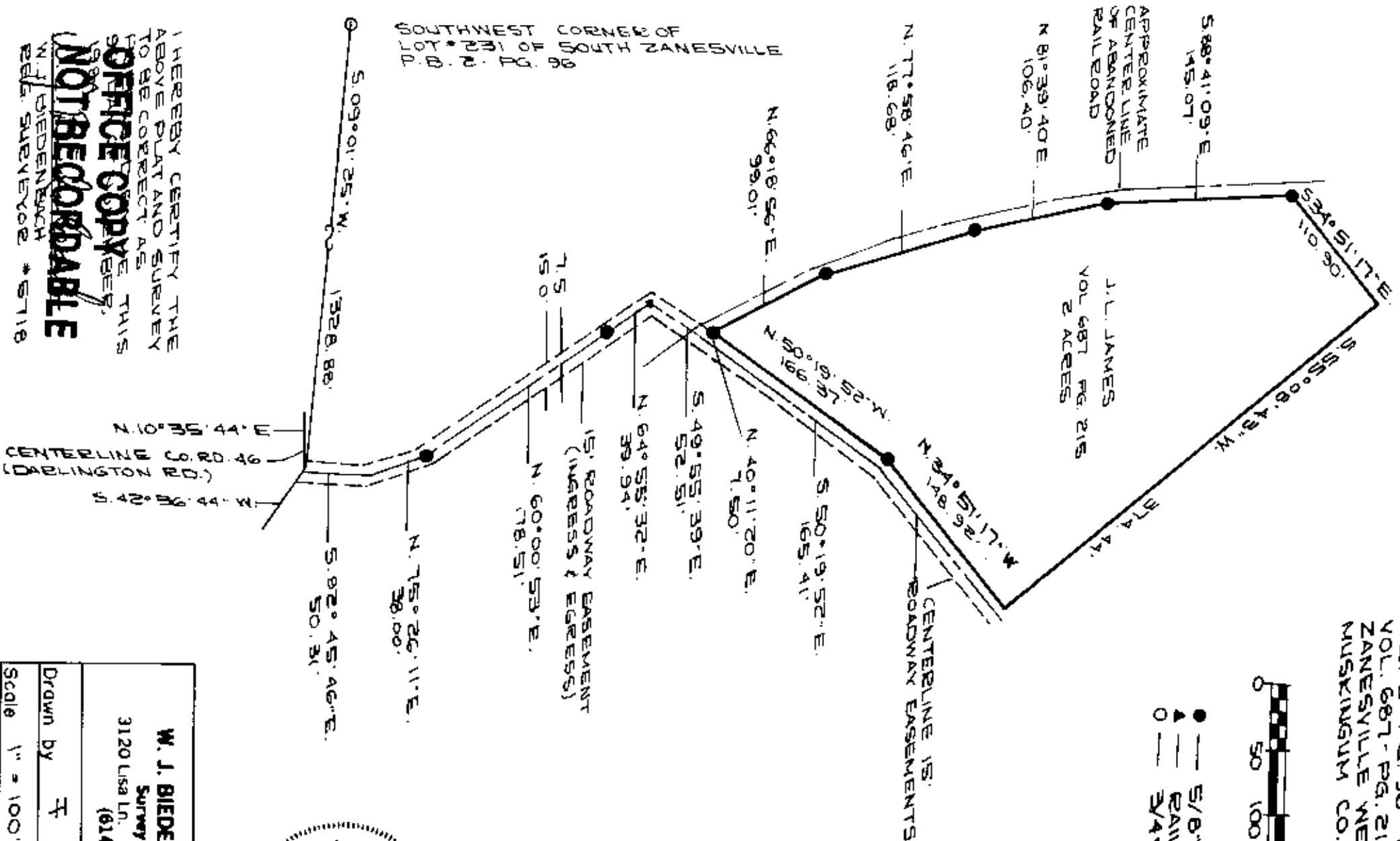
BEARINGS ARE BASED
ON THE PLAT OF SOUTH
ZANESVILLE - PB. 2 - PG. 96.

CITATION OF PERTINENT DOCUMENTS

P.B. 2 PG. 96 - PLAT
VOL. 687 - PG. 215 - DEED
ZANESVILLE WEST - 1968 MAPS
MUSKINGUM CO. TAX MAPS



- 5/8" REBAR SET
- ▲ RAILROAD SPIKE
- 3/4" PIPE EXISTING



96 VAD
11-14-84



1. HEREBY CERTIFY THE
ABOVE PLAT AND SURVEY
TO BE CORRECT AS
OFFICE COPY. THIS
1984
NOT RECORDABLE
IN DEEDENBACH
REELS SURVEYOR * 5718

W. J. BIEDENBACH & ASSOC. Surveying & Mapping 3120 Lisa Ln. Zanesville, Ohio 43701 (614) 453-4850	
Drawn by	FF
Scale	1" = 100'
Job No	1939
Date	11-9-84
Checked by	
	KA