

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

PARCEL NUMBER 63-63-03-01-01-000
PARCEL NUMBER 63-63-03-01-02-000

PS

BEING A PART OF THE VILLAGE OF SOUTH ZANESVILLE AS RECORDED IN
PLAT BOOK TWO, PAGE 96 OF THE MUSKINGUM COUNTY RECORDS AND BEING
FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTHWEST CORNER OF LOT 15,
ROGERS 2ND SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 46 OF
MUSKINGUM COUNTY RECORDERS OFFICE; THENCE ALONG THE SOUTH LINE OF
SAID SUBDIVISION SOUTH 82 DEGREES 49 MINUTES 00 SECONDS EAST
1297.70 FEET TO AN IRON PIN SET; THENCE LEAVING SAID SOUTH LINE
SOUTH 6 DEGREES 16 MINUTES 49 SECONDS WEST 640.12 FEET TO AN IRON
PIN SET ON THE NORTH LINE OF A SIXTEEN FOOT ALLEY; THENCE ALONG
THE NORTH LINE OF SAID ALLEY NORTH 82 DEGREES 42 MINUTES 55
SECONDS WEST 1319.05 FEET TO AN IRON PIN SET ON THE EAST LINE OF
STANLEY AVENUE; THENCE NORTH 7 DEGREES 17 MINUTES 05 SECONDS EAST
132.00 FEET ALONG THE EAST LINE OF STANLEY AVENUE TO AN IRON PIN
SET ON THE SOUTH LINE OF BERKLEY STREET; THENCE ALONG SOUTH LINE
BERKLEY STREET SOUTH 82 DEGREES 42 MINUTES 55 SECONDS EAST 350.00
FEET TO AN IRON PIN SET; THENCE NORTH 7 DEGREES 17 MINUTES 05
SECONDS EAST 55.00 FEET TO AN IRON PIN SET ON THE NORTH LINE OF
BERKLEY STREET; THENCE ALONG NORTH LINE OF SAID STREET NORTH 82
DEGREES 42 MINUTES 55 SECONDS WEST 47.45 FEET, PASSING AN IRON PIN
SET AT 35.45 FEET; THENCE LEAVING SAID NORTH LINE AND WITH THE
EAST LINE OF T. J. SPANGLER TRACT RECORDED IN DEED VOLUME 704,
PAGE 180 NORTH 7 DEGREES 28 MINUTES 39 SECONDS EAST 253.39 FEET TO
AN IRON PIN SET; THENCE ALONG THE NORTH LINE OF MARILYNN PATTON
TRACT, RECORDED IN DEED BOOK 1000, PAGE 69 NORTH 82 DEGREES 28
MINUTES 48 SECONDS ~~303.40~~ 303.40 FEET WEST TO AN IRON PIN SET ON THE EAST
LINE OF STANLEY AVENUE; THENCE ALONG THE EAST LINE OF STANLEY
AVENUE NORTH 7 DEGREES 17 MINUTES 05 SECONDS EAST 61.55 FEET TO AN
IRON PIN SET; THENCE ALONG THE NORTH LINE OF STANLEY AVENUE NORTH
61 DEGREES 54 MINUTES 31 SECONDS WEST 376.96 FEET TO A POINT, SAID
POINT BEING REFERENCED BY A IRON PIN FOUND (5/8 INCH REBAR) WHICH
BEARS NORTH 82 DEGREES 49 MINUTES 00 SECONDS WEST 17.02 FEET;
THENCE SOUTH 82 DEGREES 49 MINUTES 00 SECONDS EAST 362.51 FEET TO
THE PLACE OF BEGINNING.

CONTAINING 17.599 MORE OR LESS ACRES.

BEARINGS BASED ON THE SOUTH LINE OF ROGERS 2ND ADDITION, PLAT BOOK
VOLUME 10, PAGE 46.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC
IDENTIFICATION CAP (BIEDENBACH PSS718/PS6923)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY
AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 20TH DAY OF
JANUARY 1995.

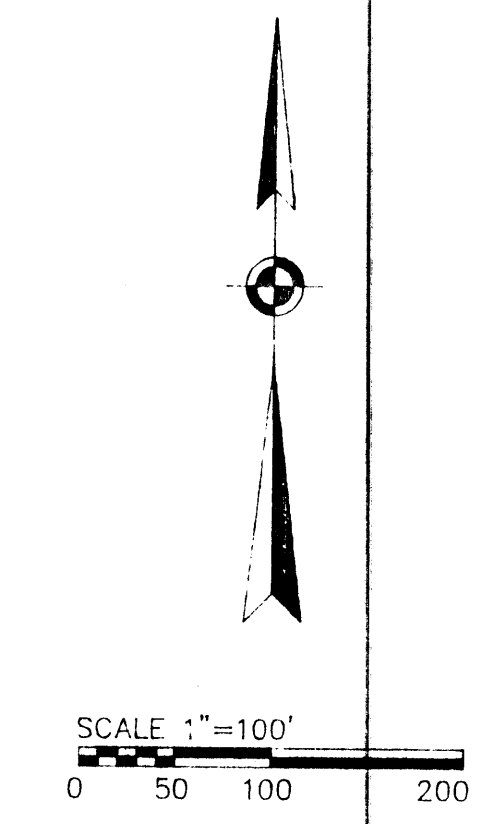
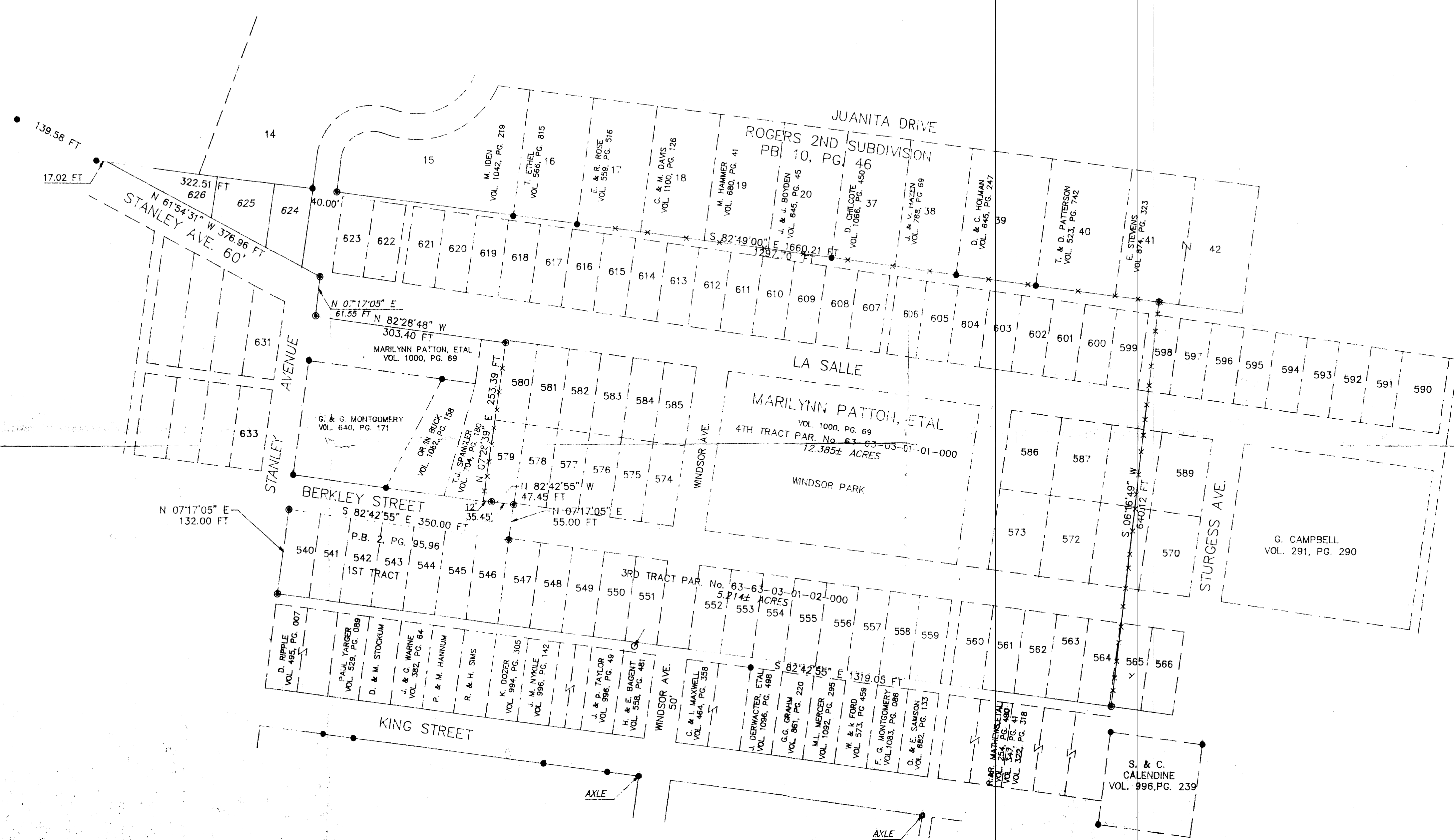
OFFICE COPY
NOT RECORDABLE
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

1-23-95

03830-7 MC CLELLAN



LEGEND

- IRON PIN FOUND
- IRON PIN SET (5/8" REBAR W/CAP)

SITUATED IN THE COUNTY OF MUSKINGUM
THE STATE OF OHIO, AND IN THE VILLAGE
OF SOUTH ZANESVILLE.

BEARINGS ARE BASED ON THE
SOUTH LINE OF ROGERS 2ND ADDITION
PLAT BOOK VOL. 10, PAGE 46

PAR. No. 63-63-03-01-01-000 12.385± ACRES
PAR. No. 63-63-03-01-02-000 5.214± ACRES

TOTAL ACRES 17.599± ACRES

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY W.J. BIEDENBACH
1-23-95

RESEARCH:
MUSKINGUM COUNTY TAX MAPS
PLAT OF ROGERS 2ND ADDITION P.B. 10, PG. 46
PLAT OF SOUTH ZANESVILLE P.B. 2, PG. 86, & 96
SURVEY OF 19.88 ACRES BY L. P. DINAN REG. SURVEYOR #5451
VOLUME 291 PAGE 290
VOLUME 704, PAGE 180
VOLUME 967, PAGE 292
VOLUME 1000, PAGE 69
VOLUME 1082, PAGE 159

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 17th DAY OF JANUARY, 1995.
NOT RECORDED
W.J. BIEDENBACH
REGISTERED SURVEYOR #4178

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
DRAWN BY: WJB	DATE: 1-17-95
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 3830	DWG