

# Biedenbach Engineering, Inc.

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## **RICHARD H. AND JOYCE A. McCLELLAND AUDITORS PARCEL NUMBER 63-63-03-01-02-000 (PART)**

BEING A PART OF LOTS 546, 547 AND 548 OF THE VILLAGE OF SOUTH ZANESVILLE (PLAT BOOK 2, PAGE 96), SITUATED IN THE VILLAGE OF SOUTH ZANESVILLE, MUSKINGUM COUNTY, OHIO.

**BEGINNING** AT A POINT AT THE NORTHEAST CORNER OF LOT 546 OF SOUTH ZANESVILLE (PLAT BOOK 2, PAGE 96);

**THENCE** TRAVERSING THROUGH LOTS 547 AND 548 OF SOUTH ZANESVILLE, SOUTH 64 DEGREES 16 MINUTES 46 SECONDS EAST 96.59 FEET TO AN IRON PIN SET;

**THENCE** SOUTH 20 DEGREES 43 MINUTES 54 SECONDS WEST 104.43 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF LOT 548 OF SOUTH ZANESVILLE;

**THENCE** WITH THE SOUTH LINE OF LOTS 548, 547 AND 546, NORTH 82 DEGREES 42 MINUTES 55 SECONDS WEST 107.01 FEET TO AN IRON PIN SET;

**THENCE** LEAVING THE SOUTH LINE OF LOT 546 AND TRAVERSING THROUGH LOT 546, NORTH 10 DEGREES 19 MINUTES 03 SECONDS EAST 132.30 FEET TO AN IRON PIN SET ON THE NORTH LINE OF LOT 546;

**THENCE** WITH THE NORTH LINE OF LOT 546, SOUTH 82 DEGREES 42 MINUTES 55 SECONDS EAST 32.66 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 0.327 MORE OR LESS ACRES, SUBJECT TO A 10-FOOT WIDE SANITARY SEWER EASEMENT ALONG THE SOUTH PROPERTY LINE, A STORM WATER EASEMENT AT THE NORTHWEST CORNER OF THE PROPERTY, AND ALL OTHER APPLICABLE EASEMENTS.

### **ALSO BEING SUBJECT TO A 15 FOOT WIDE SANITARY SEWER EASEMENT**

**COMMENCING** AT A POINT AT THE NORTHEAST CORNER OF LOT 546 OF SOUTH ZANESVILLE (PLAT BOOK 2, PAGE 96);

**THENCE** TRAVERSING THROUGH LOT 547 OF SOUTH ZANESVILLE, SOUTH 64 DEGREES 16 MINUTES 46 SECONDS EAST 35.75 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THIS EASEMENT;

**THENCE** TRAVERSING THROUGH LOTS 547 AND 546 THE FOLLOWING SEVEN COURSES AND DISTANCES;

- 1) SOUTH 64 DEGREES 16 MINUTES 46 SECONDS EAST 20.95 FEET TO A POINT;
- 2) SOUTH 38 DEGREES 48 MINUTES 18 SECONDS WEST 11.99 FEET TO A POINT;
- 3) NORTH 75 DEGREES 28 MINUTES 26 SECONDS WEST 66.73 FEET TO A POINT;
- 4) SOUTH 10 DEGREES 19 MINUTES 03 SECONDS WEST 102.52 FEET TO A POINT;
- 5) NORTH 82 DEGREES 42 MINUTES 55 SECONDS WEST 15.02 FEET TO A POINT;
- 6) NORTH 10 DEGREES 19 MINUTES 03 SECONDS EAST 119.46 FEET TO A POINT;
- 7) SOUTH 75 DEGREES 28 MINUTES 26 SECONDS EAST 67.25 FEET TO THE **PLACE OF BEGINNING**.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-PS6923).

BEARINGS ARE BASED ON THE SOUTH LINE OF RODGERS 2<sup>ND</sup> ADDITION (PLAT BOOK 10, PAGE 46)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 18<sup>TH</sup> DAY OF AUGUST 2003.

**OFFICE COPY  
NOT RECORDABLE**  
\_\_\_\_\_  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

\_\_\_\_\_  
BIDENBACH ENGINEERING, INC.  
FOR RECORDING PURPOSES

BY *[Signature]*  
8-29-2003

## SURVEY FOR MIKE McCLELLAND 265 RAIN'S CR.

AUDITORS PARCEL NUMBER  
63-63-03-01-02-000 (PART)

BEING A PART OF LOTS 546, 547 AND 548 OF THE VILLAGE OF SOUTH ZANESVILLE (PLAT BOOK 2, PAGE 96), SITUATED IN THE VILLAGE OF SOUTH ZANESVILLE, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE SOUTH LINE OF RODGERS 2ND ADDITION (PLAT BOOK 10, PAGE 46).



LARA DRIVE

SCALE 1"=50'

0 25 50 100

BERKLEY STREET

NORTHEAST CORNER OF LOT 546  
OF SOUTH ZANESVILLE  
(PLAT BOOK 2, PAGE 96)

S. 82° 42' 55" E. 32.66'

S. 75° 28' 26" E. 67.23'

N. 75° 28' 26" W. 66.73'

S. 82° 16' 48" E. 96.59'

S. 82° 16' 48" E. 39.89'

S. 20° 43' 54" W. 104.43'

N. 82° 42' 55" W. 107.01'

N. 82° 42' 55" W. 15.02'

N. 104° 19' 03" E. 132.90'

S. 75° 28' 26" E. 129.47'

S. 82° 16' 48" E. 102.52'

S. 82° 16' 48" E. 102.52'

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## RESEARCH:

VOLUME 291 PAGE 290  
VOLUME 704, PAGE 180  
VOLUME 967, PAGE 292  
VOLUME 1000, PAGE 69  
VOLUME 1082, PAGE 159  
PLAT OF RODGERS 2ND  
ADDITION P.B. 10, PG. 46  
PLAT OF SOUTH  
ZANESVILLE P.B. 2, PG. 95,  
& 96  
SURVEY OF 19.86 ACRES  
BY L. P. DINAN REG.  
SURVEYOR #5451  
MUSKINGUM CO. TAX MAPS

## LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAP)
- ANGLE POINTS
- ⊕ QUARTER CORNER

BY CERTIFICATION APPROVED  
FOR RECORD OF SURVEYORBY *allb*  
8-29-2003

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME.  
THIS 18th DAY OF AUGUST, 2003.

OFFICE COPY  
NOT RECORDABLE

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6823

BIEDENBACH ENGINEERING, INC.  
ZANESVILLE, OHIO  
(740) 453-4850

DRAWN BY: AJS	DATE: 08-18-03
SCALE: 1"=50'	CHECKED BY: MDN
JOB NO: 4927	DRAWING NO: D:\4927\4927