

Biedenbach Engineering, Inc.

Civil Engineering and Land Surveying

Telephone (740) 453-4850
Fax (740) 450-1000
E-mail biedenbach@ee.net

RICHARD H. AND JOYCE A. McCLELLAND
AUDITORS PARCEL NUMBER

63-63-04-06-01-000 (PART)-0.027 +/- ACRES-LOT 546
63-63-04-06-02-000 (PART)-0.080 +/- ACRES-LOT 545
63-63-04-06-03-000 (PART)-0.080 +/- ACRES-LOT 544
63-63-04-06-04-000 (PART)-0.080 +/- ACRES-LOT 543
63-63-04-06-05-000 (PART)-0.080 +/- ACRES-LOT 542
63-63-04-06-06-000 (PART)-0.080 +/- ACRES-LOT 541
63-63-04-06-07-000 (PART)-0.080 +/- ACRES-LOT 540

SNR

BEING A PART OF LOTS 540, 541, 542, 543, 544, 545 AND 546 OF THE VILLAGE OF SOUTH ZANESVILLE (PLAT BOOK 2, PAGE 96), SITUATED IN THE VILLAGE OF SOUTH ZANESVILLE, MUSKINGUM COUNTY, OHIO.

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF LOT 540 OF SOUTH ZANESVILLE (PLAT BOOK 2, PAGE 96);

THENCE WITH THE SOUTH LINE OF BERKLEY STREET AND THE NORTH LINE OF SAID LOTS 540-546 OF SOUTH ZANESVILLE, SOUTH 82 DEGREES 42 MINUTES 55 SECONDS EAST 317.35 FEET TO A POINT;

THENCE LEAVING THE SAID SOUTH LINE, SOUTH 10 DEGREES 19 MINUTES 03 SECONDS WEST 70.10 FEET TO AN IRON PIN SET;

THENCE NORTH 82 DEGREES 42 MINUTES 55 SECONDS WEST 313.64 FEET TO AN IRON PIN SET ON THE WEST LINE OF LOT 540 (EAST LINE OF STANLEY AVENUE);

THENCE WITH THE WEST LINE OF SAID LOT 540, NORTH 07 DEGREES 17 MINUTES 05 SECONDS EAST 70.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.507 MORE OR LESS ACRES (TOTAL), WITH 0.080 +/- ACRES IN LOTS 540, 541, 542, 543, 544, AND 545 AND 0.027 +/- ACRES IN LOT 546. SUBJECT TO ALL APPLICABLE EASEMENTS.

ALSO BEING SUBJECT TO THE FOLLOWING 20 FOOT WIDE STORM SEWER EASEMENT

COMMENCING AT A POINT AT THE NORTHWEST CORNER OF LOT 540 OF SOUTH ZANESVILLE (PLAT BOOK 2, PAGE 96);

THENCE WITH THE SOUTH LINE OF BERKLEY STREET AND THE NORTH LINE OF SAID LOTS 540-545, SOUTH 82 DEGREES 42 MINUTES 55 SECONDS EAST 299.80 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE CONTINUING WITH THE SOUTH LINE OF BERKLEY STREET AND THE NORTH LINE OF SAID LOTS 545-546, SOUTH 82 DEGREES 42 MINUTES 55 SECONDS EAST 17.55 FEET TO A POINT;

THENCE TRAVERSING THROUGH LOTS 545 AND 546 THE FOLLOWING FOUR COURSES AND DISTANCES;

- 1) SOUTH 10 DEGREES 19 MINUTES 03 SECONDS WEST 10.82 FEET TO A POINT;
- 2) SOUTH 33 DEGREES 17 MINUTES 32 SECONDS WEST 65.87 FEET TO A POINT;
- 3) NORTH 82 DEGREES 42 MINUTES 55 SECONDS WEST 22.25 FEET TO A POINT;
- 4) NORTH 33 DEGREES 17 MINUTES 32 SECONDS EAST 77.89 FEET TO THE PLACE OF BEGINNING.

ALSO BEING SUBJECT TO THE FOLLOWING STORM SEWER EASEMENT

COMMENCING AT A POINT AT THE NORTHWEST CORNER OF LOT 540 OF SOUTH ZANESVILLE (PLAT BOOK 2, PAGE 96);

THENCE WITH THE EAST LINE OF STANLEY AVENUE AND THE WEST LINE OF SAID LOT 540, SOUTH 07 DEGREES 17 MINUTES 05 SECONDS WEST 60.75 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE TRAVERSING THROUGH LOT 540 THE FOLLOWING THREE COURSES AND DISTANCES;

- 1) NORTH 84 DEGREES 04 MINUTES 05 SECONDS EAST 10.02 FEET TO A POINT;
- 2) SOUTH 19 DEGREES 17 MINUTES 00 SECONDS EAST 12.90 FEET TO A POINT;
- 3) NORTH 82 DEGREES 42 MINUTES 55 SECONDS WEST 15.52 FEET TO AN IRON PIN SET;

THENCE WITH THE EAST LINE OF STANLEY AVENUE AND THE WEST LINE OF SAID LOT 540, NORTH 07 DEGREES 17 MINUTES 05 SECONDS EAST 9.25 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 2ND 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 THE SAME WAS PREPARED BY ME THIS 29TH DAY OF SEPTEMBER 2004.

OFFICE COPY
NOT RECORDABLE

MICHAEL J. JENNINGS
REGISTERED SURVEYOR #6923

DESCRIPTION APPROVED
FOR ALDTON'S TRANSFER

BY Andy Swinehart
10-4-2004 TA

EXEMPT FROM
PLANNING COMMISSION

J. Hambrick
1-21-2005

Andy Swinehart
10-4-2004 TA

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY Andy Biedenbach
10-4-2004 PM

SURVEY FOR MIKE MCCLELLAND

AUDITOR'S PARCEL NUMBER

63-63-04-06-01-000 (PART)-0.027+ACRES
63-63-04-06-02-000 (PART)-0.080+ACRES
63-63-04-06-03-000 (PART) 0.080+ACRES
63-63-04-06-04-000 (PART)-0.080+ACRES

63-63-04-06-05-000 (PART)-0.080+ACRES
63-63-04-06-06-000 (PART)-0.080+ACRES
63-63-04-06-07-000 (PART)-0.080+ACRES

BEING A PART OF LOTS 540, 541, 542, 543, 544, 545 AND 546 OF THE VILLAGE OF SOUTH ZANESVILLE (PLAT BOOK 2, PAGE 96), SITUATED IN THE VILLAGE OF SOUTH ZANESVILLE, MUSKINGUM COUNTY, OHIO.

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

APPROVED FOR CLOSURE

allb 10-4-2004

SCALE 1"=50'

0 25 50 100

LEGEND

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

EXEMPT FROM
PLANNING COMMISSION

allb 1-21-2005

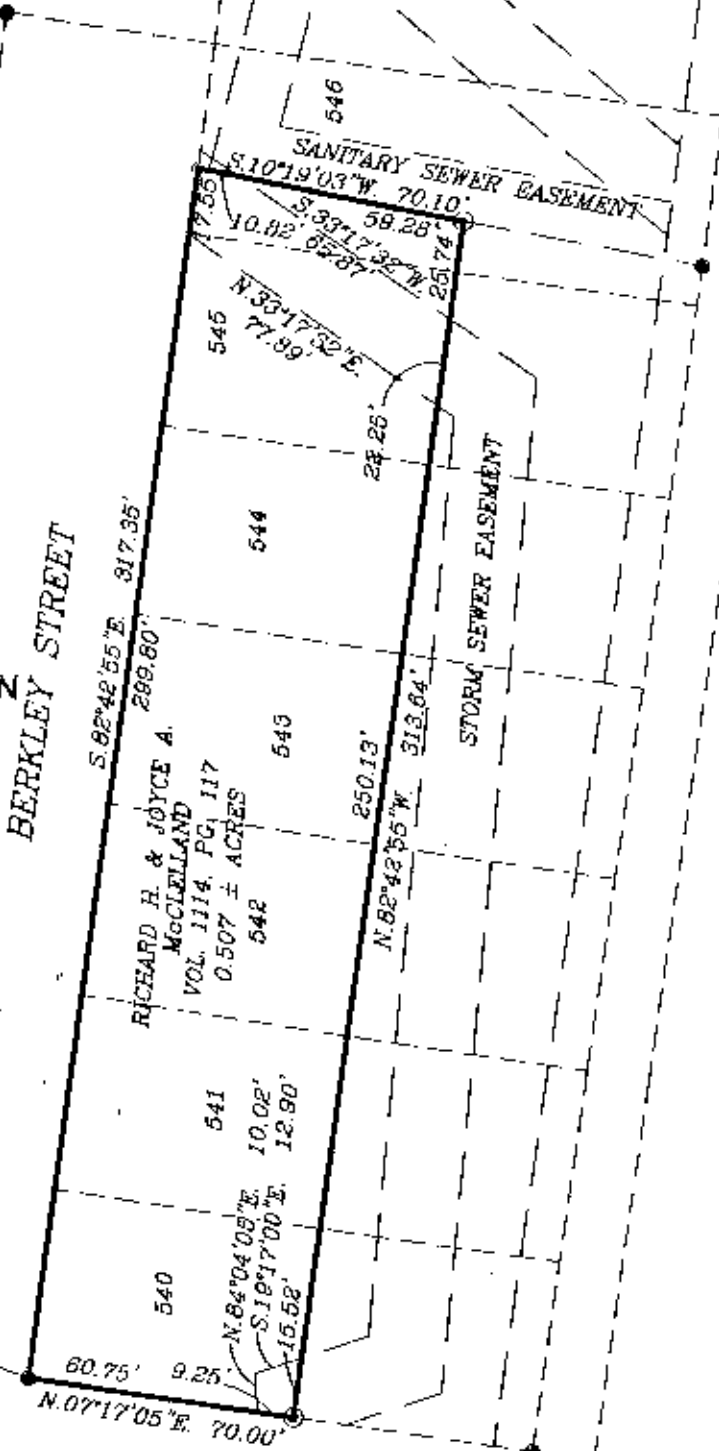
RESEARCH:

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 REC.
SURVEYOR #5451
MUSKINGUM CO. TAX MAPS

BERKLEY STREET

NORTHWEST CORNER OF LOT 540
OF SOUTH ZANESVILLE
(PLAT BOOK 2, PAGE 96)

STANLEY AVENUE



I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY IS CORRECT AS PREPARED BY ME,
THIS 29th DAY OF SEPTEMBER, 2004.

MICHAEL D. BIEDENBACH
REGISTERED SURVEYOR



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

DRAWN BY: MDN	DATE: 09 29-04
SCALE: 1"=50'	CHECKED BY: MDN
JOB NO: 4927	DRAWING NO: D:\4927\4927