

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

8-420103
1272 SELSAM ST

DESCRIPTION FOR CONVEYANCE

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 12, RANGE 13, AND ALSO PART OF THE OUT-LOTS 7, 8, AND 9 AS SHOWN BY A PLAT OF WHEELER PLACE ADDITION (UNRECORDED) TO THE CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKED BY AN EXISTING RAILROAD SPIKE AT THE SOUTHWEST CORNER OF LOT NUMBER 69 IN MORNINGTON ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 84 OF MUSKINGUM COUNTY PLAT RECORDS; THENCE NORTH 85 DEGREES 37 MINUTES 47 SECONDS WEST 190.89 FEET ALONG THE NORTH LINE OF SELSAM AVENUE TO A POINT, PASSING A POINT MARKED BY AN EXISTING IRON PIN (5/8 INCH REBAR) AT 99.74 FEET; THENCE SOUTH 04 DEGREES 22 MINUTES 13 SECONDS WEST 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SELSAM AVENUE MARKED BY AN IRON PIN SET (5/8 INCH REBAR), SAID POINT BEING ON THE NORTH LINE OF A 18.653 MORE OR LESS ACRE TRACT DESCRIBED IN A DEED FROM RITTBERGER HEIRS TO JESSE REED AS RECORDED IN DEED BOOK VOLUME 204, PAGE 508, SAID POINT ALSO BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE CONVEYED; THENCE CONTINUING SOUTH 04 DEGREES 22 MINUTES 13 SECONDS WEST 150.00 FEET ALONG THE WEST LINE OF LOT NUMBER 29 AND LOT NUMBER 30 OF WHEELER PLACE (ON UNRECORDED SUBDIVISION) TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR); THENCE NORTH 85 DEGREES 37 MINUTES 47 SECONDS WEST 190.00 FEET TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR); THENCE NORTH 04 DEGREES 22 MINUTES 13 SECONDS EAST 150.00 FEET TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR); THENCE SOUTH 85 DEGREES 37 MINUTES 47 SECONDS EAST 190.00 FEET ALONG THE SOUTH LINE OF SELSAM AVENUE TO THE PLACE OF BEGINNING.

CONTAINING 0.654 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAP.

BEARINGS ARE BASED ON THE EAST LINE OF THE 16 FOOT ALLEY (WEST LINE OF LOT NUMBER 69-MORNINGTON'S ADDITION) AS SHOWN ON THE SURVEY PLAT RECORDED IN DEED BOOK VOLUME 936 PAGE 233.

I HEREBY CERTIFY THE ABOVE DESCRIPTION AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 27TH DAY OF JANUARY 1986.

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

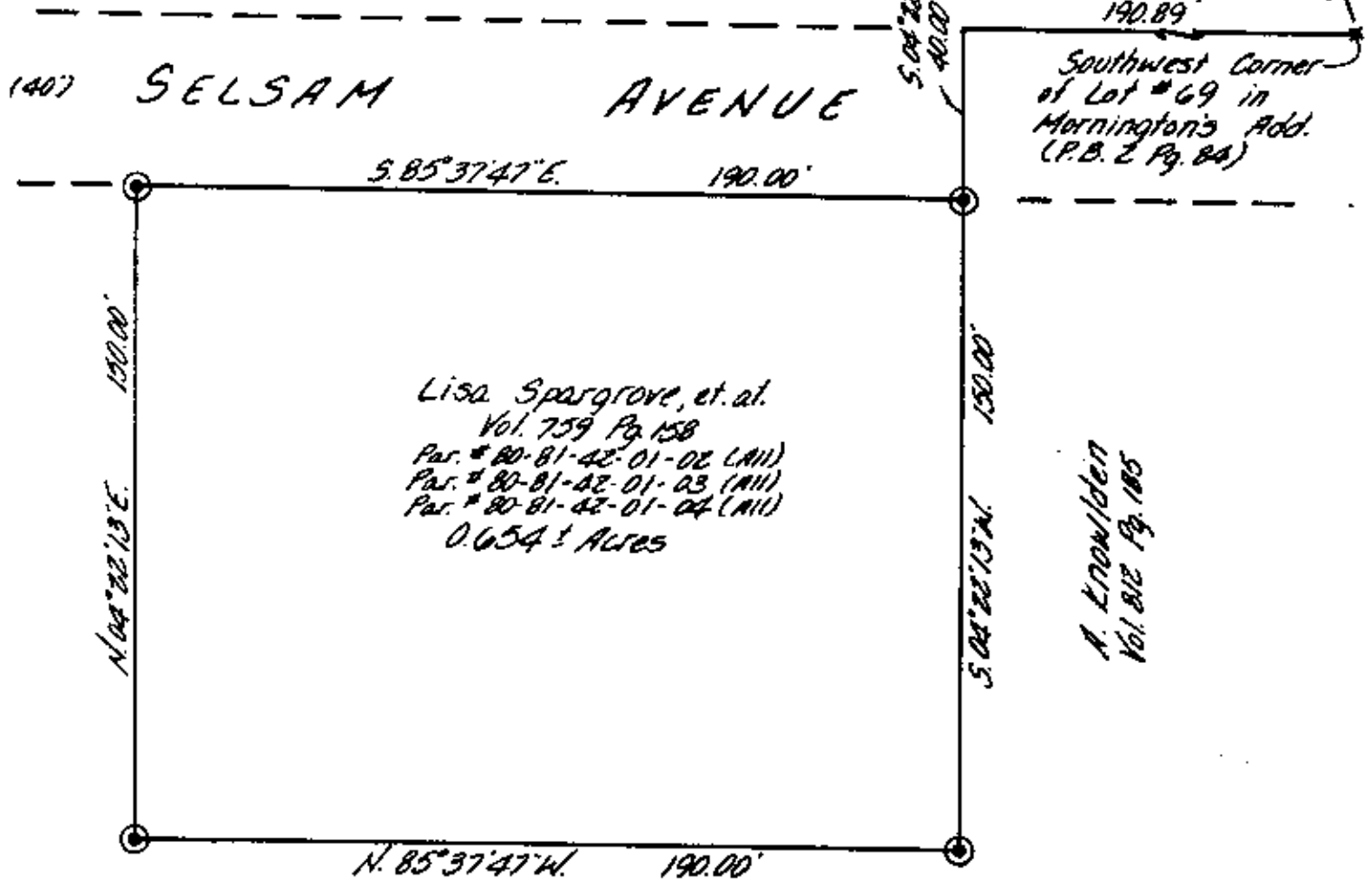
D2349-4 R. WILSON



DESCRIPTION APPROVED
for Auditor's transfer

By W. A. O. O'Brien
1-30-86

- ★ ~ Existing R.R. Spike
- ⊙ ~ Iron Pin Set (6" x 30" rebar w/ plastic identification cap)



Research:

Deed - Vol. 759 Pg. 158
Deed - Vol. 733 Pg. 133
Deed - Vol. 888 Pg. 302
Deed - Vol. 949 Pg. 267
Deed - Vol. 936 Pg. 233
Miss. Co. Tax Maps
(Sh. 42, 43, & 48 - 1st Ward)

OFFICE COPY
NOT RECORDABLE

W. J. Bredenbach - Reg. Surveyor

By cm. H. L. S. 6
1-30-86

Scale: 1"=30'



W. J. BIEDENBACH & ASSOC.
Surveying & Mapping
3120 Lisa Ln. Zanesville, Ohio 43701
(614) 453-4850

Drawn by: <i>MD</i>	Date: <i>1-24-86</i>
Scale: <i>1"=50'</i>	Checked by: <i>SD</i>
Job No: <i>2309-1-86</i>	<i>R. Wilson</i>