

Biedenbach Surveying, Inc.

3010 East Pike
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850
Fax (740) 450-1000

**ROBERT PALMER
AUDITORS PARCEL NUMBER
80-81-42-01-09-000 (PART)**

BEING A PART OF THE TRACT CONVEYED TO ROBERT AND BETTY PALMER IN O.R. VOLUME 2127, PAGE 398 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP) AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SELSAM AVENUE AND CALVERT STREET;

THENCE WITH THE SOUTH LINE OF THE SAID SELSAM AVENUE, ALSO BEING THE NORTH LINE OF A TRACT CONVEYED TO DENNIS W. AND JOANNA M. BALDWIN IN O.R. VOLUME 1585, PAGE 571, SOUTH 85 DEGREES 37 MINUTES 47 SECONDS EAST 80.00 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID SOUTH LINE, SOUTH 85 DEGREES 37 MINUTES 47 SECONDS EAST 60.00 FEET TO AN IRON PIN SET;

THENCE TRAVERSING THROUGH THE ABOVE SAID PALMER TRACT THE FOLLOWING TWO COURSES AND DISTANCES;

1. SOUTH 27 DEGREES 00 MINUTES 17 SECONDS EAST 79.00 FEET TO AN IRON PIN SET;
2. SOUTH 88 DEGREES 59 MINUTES 07 SECONDS EAST 76.00 FEET TO AN IRON PIN SET ON THE WEST LINE OF A TRACT CONVEYED TO MICHAEL D. AND TERRY REED IN O.R. VOLUME 2174, PAGE 525;

THENCE WITH THE SAID WEST LINE, SOUTH 04 DEGREES 22 MINUTES 13 SECONDS WEST 125.48 FEET TO AN IRON PIN SET ON THE NORTH LINE OF A TRACT CONVEYED BY AFFIDAVIT TO MICHAEL D. REED IN O.R. VOLUME 2099, PAGE 412 (CONVEYED TO HOWARD M. AND EDNA P. BAILEY IN DEED VOLUME 540, PAGE 398 OF THE MUSKINGUM COUNTY DEED RECORDS);

THENCE WITH THE SAID NORTH LINE, SOUTH 88 DEGREES 03 MINUTES 46 SECONDS WEST 100.59 FEET TO A POINT, PASSING AN IRON PIN SET AT 97.59 FEET;

THENCE WITH THE EAST LINE OF THE ABOVE SAID BALDWIN TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 85 DEGREES 19 MINUTES 30 SECONDS WEST 80.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR - BENT);
2. NORTH 05 DEGREES 13 MINUTES 42 SECONDS EAST 199.13 FEET TO THE **PLACE OF BEGINNING**, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP) AT 198.85 FEET;

CONTAINING 0.659 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE SOUTH LINE OF SELSAM AVENUE FROM A PREVIOUS SURVEY OF A 0.654 MORE OR LESS ACRES TRACT DATED JANUARY 24th, 1986 BY W. J. BIEDENBACH PS 5718.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 24TH DAY OF OCTOBER 2011, FROM A FIELD SURVEY COMPLETED THE 24TH DAY OF OCTOBER 2011.

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



APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED

[Signature] 10-18-11

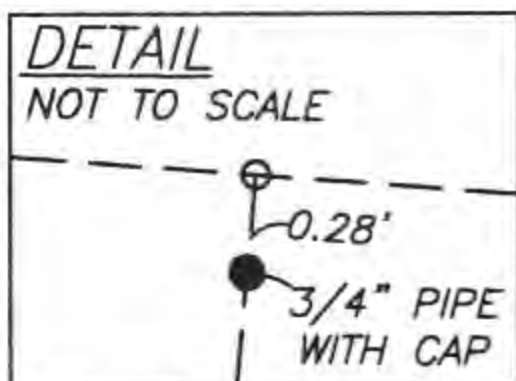
DESCRIPTION
APPROVED
By: *[Signature]* 11/14/2011

SURVEY FOR ROBERT PALMER

AUDITORS PARCEL NUMBER
80-81-42-01-09-000 (PART)

BEING A PART OF THE TRACT CONVEYED TO ROBERT AND BETTY PALMER IN O.R. VOLUME 2127, PAGE 398 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE SOUTH LINE OF SELSAM AVENUE FROM A PREVIOUS SURVEY OF 0.654 MORE OR LESS ACRES TRACT DATED JANUARY 24th, 1986 BY W.J. BIEDENBACH PS 5718.



SOUTHEAST CORNER OF THE INTERSECTION OF SELSAM AVENUE AND CALVERT STREET

3/4" PIPE WITH CAP

S85°37'47"E 80.00'

SEE DETAIL

S85°37'47"E 60.00'

NOTE: SOUTH LINE OF SELSAM AVE. ESTABLISHED FROM PREVIOUS C.R. HARKNESS, W.J. BIEDENBACH, L.C. CAMP AND S.M. BOWMAN SURVEYS.

SELSAM AVENUE (40')

ROBERT & BETTY PALMER
O.R. VOL. 2127, PG. 398

EXISTING MOBILE HOME

EXISTING GARAGE

Approved for Transfer
No On-Lo Sewage
Zanesville-Muskingum Co.
Health Department

Date

DESCRIPTION
APPROVED
By: *[Signature]*

ROBERT & BETTY PALMER
O.R. VOL. 2127, PG. 398
0.659 ACRES

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED

[Signature] 10-18-11

MAGNETIC LOCATOR
SOUND UNDER/INSIDE
TREE ROOT OF 20"
PINE TREE

5/8" REBAR
(BENT)

N85°19'30"W 80.00'

S88°03'46"W 100.59' TOTAL

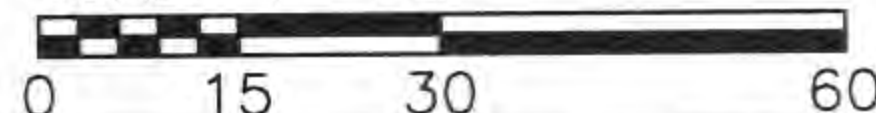
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.654± AC. TRACT
COMPLETED JAN. 24, 1986 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.306 AC. TRACT
COMPLETED SEPT. 5, 1984 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 0.64 AC. AND A 0.41 AC. TRACT
COMPLETED JUNE, 2004 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 3.698 AC. TRACT
COMPLETED MARCH 31, 1992 BY S.M. BOWMAN PS7135

LEGEND

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

SCALE 1"=30'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 24th DAY OF OCTOBER, 2011, FROM A FIELD SURVEY COMPLETED THE 24th DAY OF OCTOBER, 2011.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

BIEDENBACH SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 10-24-11

SCALE: 1"=30'

CHECKED BY: MDN

JOB NO: 5530

DRAWING NO:
Z:\5530\5530.dwg