

81-50-99-06

434 WAYNE AVE

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

DESCRIPTION FOR CONVEYANCE  
PARCEL NUMBER 80-81-50-99-06-000 (ALL)

BEING ALL OF LOT NUMBER 1 OF AN UNRECORDED PLAT OF ELLA HAHN'S  
2.63 MORE OR LESS ACRE TRACT IN THE CITY OF ZANESVILLE, MUSKINGUM  
COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BALLENTINE AND CLARK'S  
ADDITION TO THE CITY OF ZANESVILLE ON THE EAST LINE OF WAYNE AVENUE;  
THENCE ALONG SAID EAST LINE SOUTH 06 DEGREES 00 MINUTES 00 SECONDS  
EAST 324.26 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE  
SOUTHWEST CORNER OF A TRACT CONVEYED TO H. HOFF AS RECORDED IN DEED  
VOLUME 400 PAGE 208 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID IRON  
PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE  
DESCRIBED, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 252.94  
FEET; THENCE LEAVING THE EAST LINE OF SAID AVENUE AND ALONG THE  
SOUTH LINE OF SAID HOFF TRACT SOUTH 86 DEGREES 43 MINUTES 42 SECONDS  
EAST 133.22 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE  
SOUTHEAST CORNER OF SAID HOFF TRACT, AND ON THE WEST LINE OF A TEN  
FOOT ALLEY, SAID IRON PIN BEING SOUTH 05 DEGREES 56 MINUTES 33  
SECONDS EAST 67.88 FEET FROM AN EXISTING IRON PIN (1/2 INCH PIPE);  
THENCE ALONG SAID ALLEY SOUTH 05 DEGREES 56 MINUTES 33 SECONDS EAST  
33.43 FEET TO AN IRON PIN SET ON THE NORTH LINE OF A TEN FOOT ALLEY;  
THENCE ALONG SAID NORTH LINE NORTH 87 DEGREES 40 MINUTES 37 SECONDS  
WEST 132.85 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) ON THE SAID  
EAST LINE OF WAYNE AVENUE; THENCE ALONG SAID EAST LINE NORTH 06  
DEGREES 00 MINUTES 00 SECONDS WEST 35.66 FEET TO THE PLACE OF  
BEGINNING.

CONTAINING 0.104 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE  
EASEMENTS.

BEARINGS ARE BASED ON DEED BEARING OF THE EAST LINE OF WAYNE  
AVENUE (VOLUME 590, PAGE 216).

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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND  
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 19TH DAY OF JULY  
1988.

W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718

D2870 DUNZWEILER R.



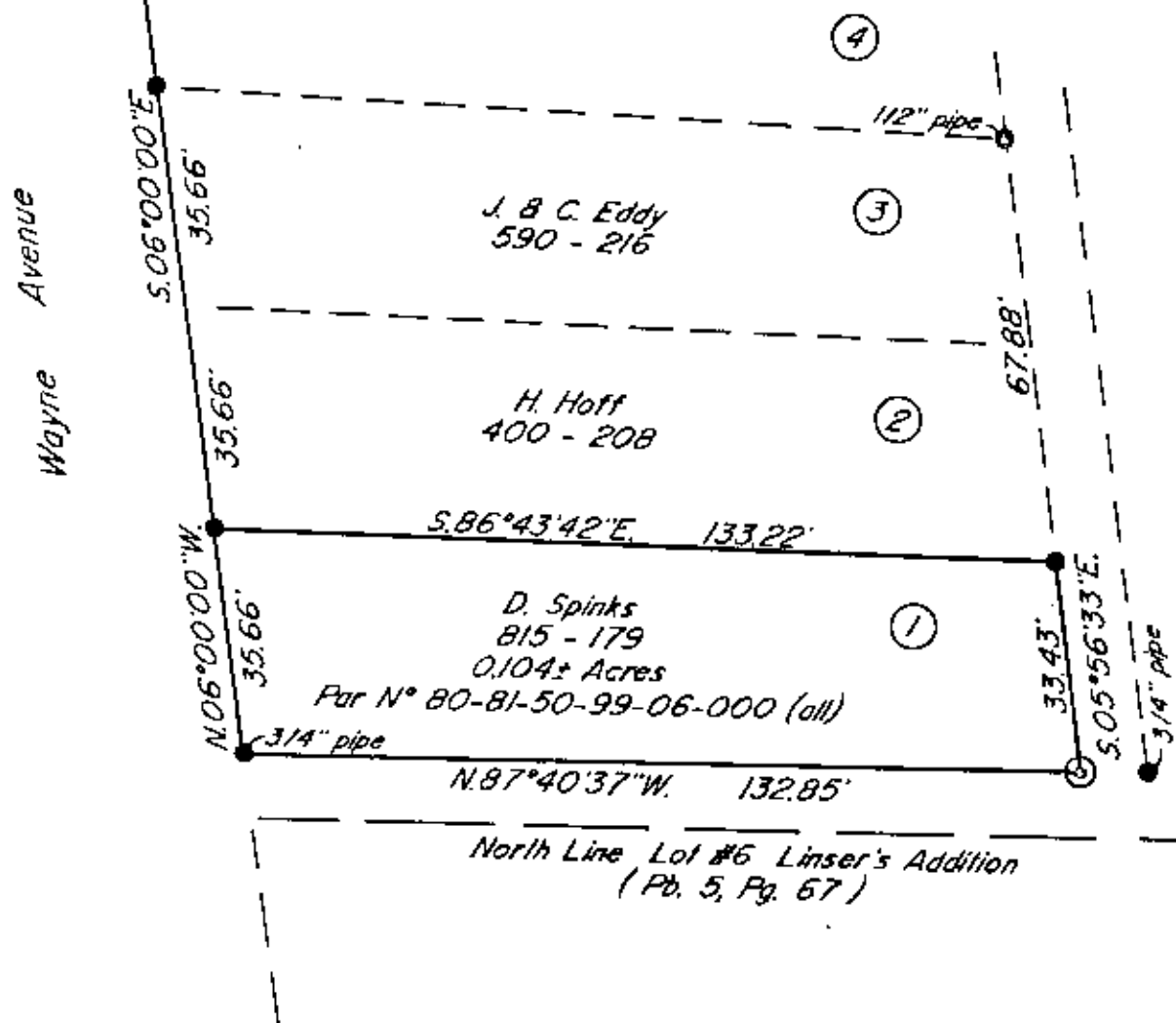
DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY

*J. L. Nambel*  
7-27-88

Southwest Corner of  
Ballentine and Clarks Addition  
to the City of Zanesville

Scale: 1" = 30'



Bearings are based on Deed Bearing of the  
East Line of Wayne Avenue ( Vol. 590, Pg. 216 )

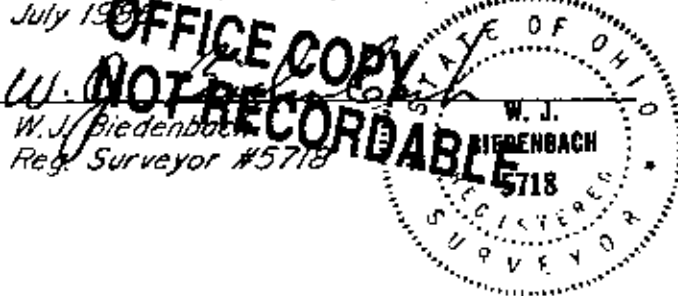
- Existing Iron Pin (  $\frac{5}{8}$ " rebar unless otherwise noted )
- ⊙ Iron Pin Set (  $\frac{5}{8}$ " x 30" rebar w/ plastic id. cap )

Being all of Lot #1 of an unrecorded plat of  
Ella Hahn's 2.63± acre tract in the City of  
Zanesville, Muskingum County, Ohio.

Research

Vol. 815 Pg. 179  
Vol. 400 Pg. 208  
Vol. 590 Pg. 216  
Pb. 5 Pg. 67  
Muskingum County Tax Map

I hereby certify to the best of my knowledge  
and belief the above plat and survey to be  
correct as prepared by me, this 19th day of  
July 1988



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY: J. J. Damsch  
7-27-88

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 7-19-88
Scale: 1" = 30'	Checked by: SD
Job N°: 2870	