

460 PINE ST

# Biedenbach Engineering, Inc.

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**TIMOTHY BAILEY, TRUSTEE**  
AUDITORS PARCEL NUMBER 80-83-09-02-17-000 (ALL)

BEING A PART OF LOTS 63 AND 64 OF CLIFFWOOD ADDITION AS RECORDED IN PLAT BOOK 1, PAGE 92 AND 93 OF THE MUSKINGUM COUNTY PLAT RECORDS, IN THE CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING IRON PIN (5/8 INCH REBAR-GRAHAM) AT THE NORTHEAST CORNER OF PINE STREET AND SHELBY STREET;

**THENCE** WITH THE EAST LINE OF PINE STREET, NORTH 02 DEGREES 15 MINUTES 00 SECONDS EAST 90.48 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID EAST LINE OF PINE STREET, NORTH 02 DEGREES 15 MINUTES 00 SECONDS EAST 47.79 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

**THENCE** LEAVING THE SAID EAST LINE AND WITH THE SOUTH LINE OF A TRACT CONVEYED TO LOUELLA NORRIS (DEED VOLUME 1787, PAGE 28), SOUTH 88 DEGREES 06 MINUTES 37 SECONDS EAST 113.00 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

**THENCE** WITH THE WEST LINE OF A TRACT CONVEYED TO KONNIE C. NORRIS, TRUSTEE (DEED VOLUME 1158, PAGE 331), SOUTH 02 DEGREES 15 MINUTES 52 SECONDS WEST 47.53 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

**THENCE** LEAVING THE SAID WEST LINE, NORTH 88 DEGREES 14 MINUTES 43 SECONDS WEST 112.99 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 0.124 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

THE BEARINGS ARE BASED ON THE EAST LINE OF PINE STREET (SOUTH 02 DEGREES 15 MINUTES 00 SECONDS WEST) AS SHOWN IN PLAT BOOK 1, PAGE 92 AND 93 OF THE MUSKINGUM COUNTY PLAT RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE TRUE AND CORRECT AS PREPARED BY ME, THIS 26<sup>th</sup> DAY OF APRIL 2005.

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

APPROVED FOR CLOSURE

*[Signature]* 5-5-2005

EXEMPT FROM  
PLANNING COMMISSION

*[Signature]* 5-5-2005

AUDITORS PARCEL NUMBER  
80-83-09-02-17-000 (ALL)

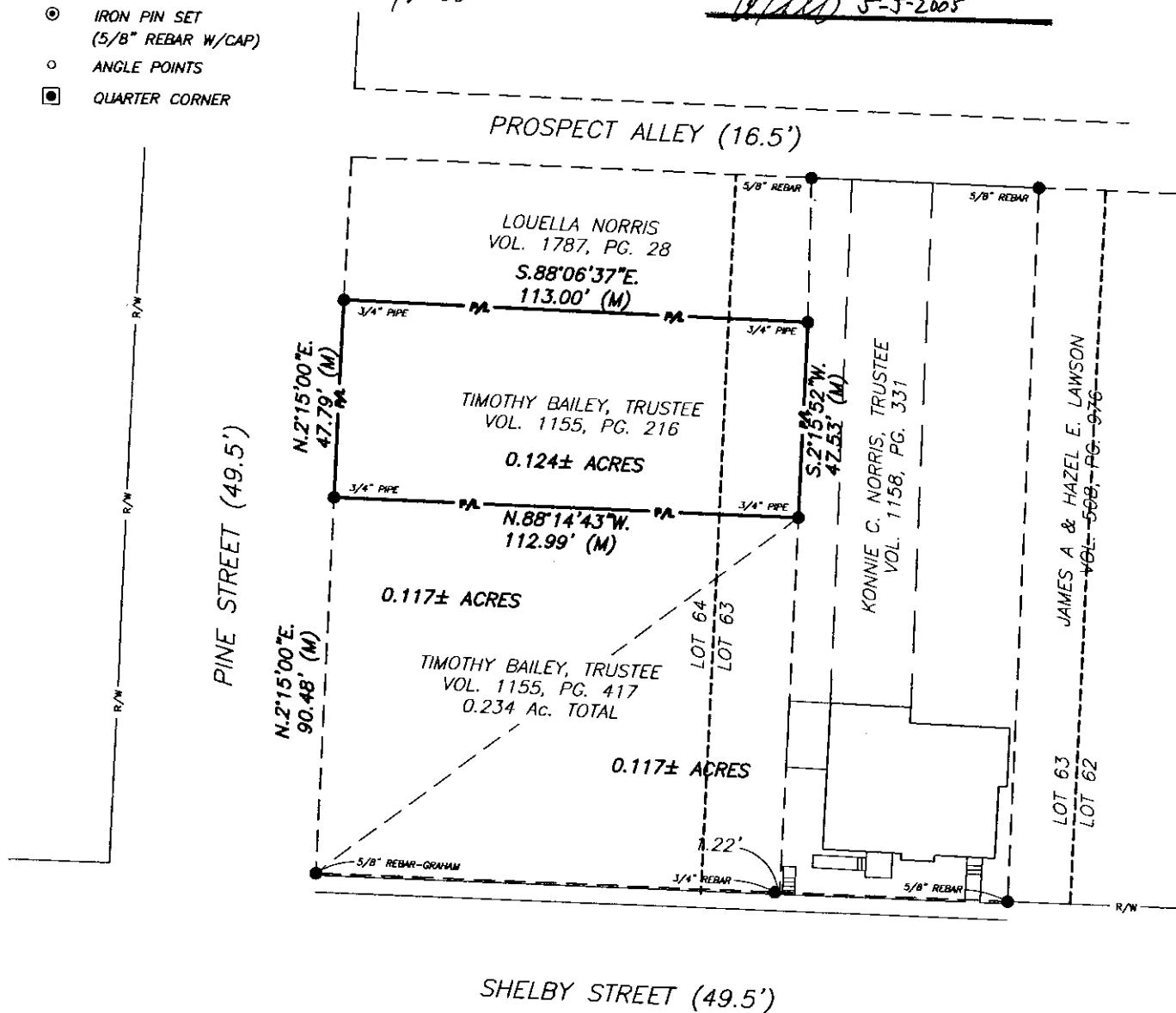
BEARINGS ARE BASED ON THE PLAT BEARING ON THE EAST LINE OF PINE STREET AS  
S.02°15'00"W IN PLAT BOOK 1, PAGE 92 AND 93 OF THE MUSKINGUM COUNTY PLAT  
RECORDS.



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

5-5-2005

5-5-2005



MUSKINGUM CO. TAX MAP  
DEED VOL. 1155, PG. 216  
PREVIOUS SURVEY OF A 0.117 AC. TRACT  
COMPLETED AUG. 11, 1999 BY D.L. GRAHAM, P.S. 7952

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT 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.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 26th DAY OF APRIL, 2005.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

3010 EAST PIKE, ZANESVILLE, OHIO 43701

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**DRAWN BY: DEL**

DATE: 04-26-05

SCALE: 1"=40'

CHECKED BY: MDN

JOB NO: 5139

DRAWING NO:  
D:\5139\5139.DWG