

# Biedenbach Engineering, Inc.

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Civil Engineering and Land Surveying

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L. AND R. ENTERPRISES  
AUDITORS PARCEL NUMBER  
80-84-59-01-07-002 (ALL) ✓

BEING LOT NUMBER 28 AND PARTS OF LOT NUMBER 30 AND LOT 32 IN CULBERTSON'S ADDITION TO THE CITY OF ZANESVILLE AS DELINEATED ON A PLAT OF RECORD IN PLAT BOOK A-0, PAGE 64 OF THE MUSKINGUM COUNTY PLAT RECORDS IN THE 4th WARD (1983) IN THE SAID CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH I. D. PIPE IN CONCRETE) AT THE SOUTHWEST CORNER OF SAID LOT NUMBER 28 IN CULBERTSON'S ADDITION, SAID POINT ALSO BEING ON THE NORTH LINE OF ELM STREET;

**THENCE** NORTH 02 DEGREES 10 MINUTES 32 SECONDS EAST 102.32 FEET ALONG THE WEST LINE OF SAID LOT NUMBER 28 TO A POINT MARKED BY A MAG NAIL SET IN THE CENTER OF NORTH ALLEY, PASSING A POINT AT THE NORTHWEST CORNER OF SAID LOT NUMBER 28 AT 95.32 FEET;

**THENCE** SOUTH 87 DEGREES 13 MINUTES 45 SECONDS EAST 83.01 FEET ALONG THE SAID CENTER OF NORTH ALLEY TO A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH I. D. PIPE) ON THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROUTE 60;

**THENCE** FOLLOWING THE SAID WEST LIMITED ACCESS RIGHT-OF-WAY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 3869.72 FEET (CHORD BEARING SOUTH 01 DEGREES 19 MINUTES 25 SECONDS WEST 7.00 FEET) AN ARC DISTANCE OF 7.00 FEET TO A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH I. D. PIPE), SAID POINT BEING 50.00 FEET LEFT OF STATION 904+63.09 OF THE STATE ROUTE 60 CENTERLINE SURVEY (1971) AS RECORDED IN PLAT BOOK 13 PAGE 34 OF THE MUSKINGUM COUNTY PLAT RECORDS;

**THENCE** CONTINUING ALONG THE SAID WEST LIMITED ACCESS RIGHT-OF-WAY WITH THE SAID CURVE TO THE LEFT HAVING A RADIUS OF 3869.72 FEET (CHORD BEARING SOUTH 01 DEGREES 48 MINUTES 49 SECONDS WEST 50.57 FEET) AN ARC DISTANCE OF 50.57 FEET TO A POINT, SAID POINT BEING 50.00 FEET LEFT OF STATION 904+13.11 OF THE SAID STATE ROUTE 60 CENTERLINE SURVEY (1971), SAID POINT ALSO BEING NORTH 88 DEGREES 40 MINUTES 23 SECONDS WEST 14.00 FEET FROM AN EXISTING HIGHWAY MONUMENT (5/8 INCH REBAR IN CONCRETE);

**THENCE** CONTINUING ALONG THE SAID WEST LIMITED ACCESS RIGHT-OF-WAY, SOUTH 01 DEGREES 19 MINUTES 37 SECONDS WEST 28.97 FEET TO A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH I. D. PIPE), SAID POINT BEING 50.00 FEET LEFT OF STATION 903+84.14 OF THE SAID STATE ROUTE 60 CENTERLINE SURVEY (1971);

**THENCE** CONTINUING ALONG THE SAID WEST LIMITED ACCESS RIGHT-OF-WAY SOUTH 46 DEGREES 47 MINUTES 22 SECONDS WEST 21.04 FEET TO A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH I. D. PIPE) ON THE NORTH LINE OF ELM STREET, SAID POINT BEING 65.00 FEET LEFT OF STATION 903+69.38 OF THE SAID STATE ROUTE 60 CENTERLINE SURVEY (1971);

**THENCE** NORTH 87 DEGREES 46 MINUTES 37 SECONDS WEST 69.08 FEET ALONG THE SAID NORTH LINE OF ELM STREET AND THE SAID WEST LIMITED ACCESS RIGHT-OF-WAY TO THE **PLACE OF BEGINNING**, PASSING A POINT AT 34.59 FEET AT AN ANGLE POINT OF THE SAID WEST LIMITED ACCESS RIGHT-OF-WAY AT 99.59 FEET LEFT OF STATION 903+69.93 OF THE SAID STATE ROUTE 60 CENTERLINE SURVEY (1971).

CONTAINING 0.193 MORE OR LESS ACRES ALSO BEING SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-PS6923).

BEARINGS ARE BASED ON THE STATE ROUTE 60 CENTERLINE SURVEY (1971) PLAT AS RECORDED IN PLAT BOOK 13, PAGE 34 OF THE MUSKINGUM COUNTY PLAT RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 15<sup>TH</sup> DAY OF AUGUST 2002, FROM A FIELD SURVEY COMPLETED AUGUST 14, 2002 AND FROM A SURVEY COMPLETED BY W. J. BIEDENBACH AND ASSOCIATES DATED OCTOBER 14, 1983.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*

8-26-2002

# SURVEY FOR ROBERT FELLERS

AUDITORS PARCEL NUMBER  
80-84-59-01-07-002 (ALL)

BEING LOT NUMBER 28 AND PARTS OF LOT NUMBER 30 AND LOT 32 IN CULBERTSON'S ADDITION TO THE CITY OF ZANESVILLE AS DELINEATED ON A PLAT OF RECORD IN PLAT BOOK A-0, PAGE 64 OF THE MUSKINGUM COUNTY PLAT RECORDS IN THE 4th WARD (1983) IN THE SAID CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE STATE ROUTE 60 CENTERLINE SURVEY (1971) PLAT AS RECORDED IN PLAT BOOK 13, PAGE 34 OF THE MUSKINGUM COUNTY PLAT RECORDS.

LOT A OF UNDERWOOD  
URBAN RENEWAL PLAT  
BOOK 15, PAGE 62

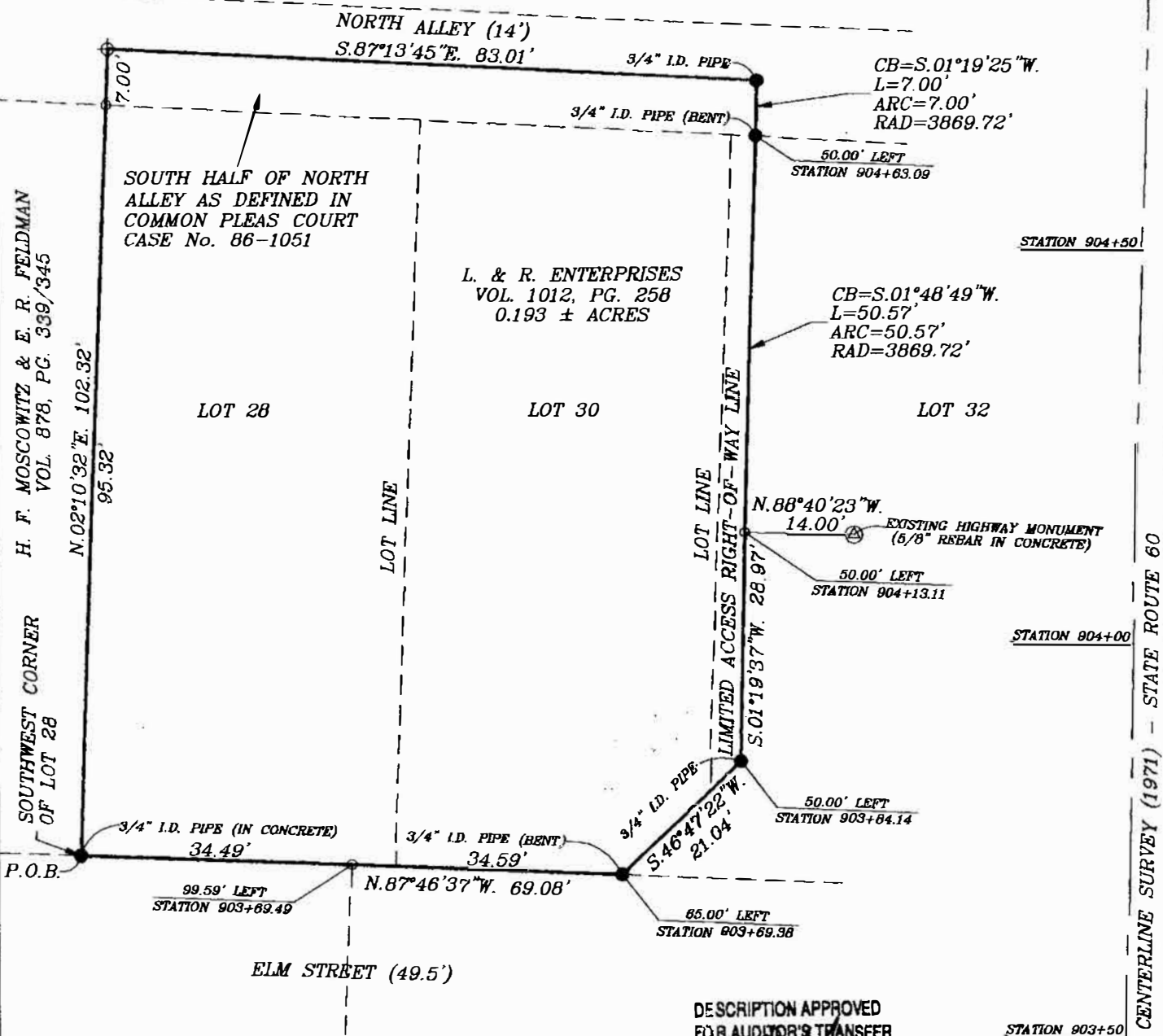
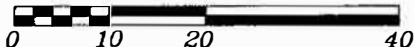
## RESEARCH:

P. B. A-0, PG. 64  
P. B. 13, PG. 5  
VOL. 495, PG. 726  
VOL. 718, PG. 49  
VOL. 878, PG. 339/345  
MUSKINGUM CO. TAX MAP  
ST. RT. 60 CENTERLINE  
PLAT (P. B. 13, PG. 34)  
ST. RT. 60 R/W PLANS

## LEGEND

- EXISTING IRON PIN
- ⊕ MAG NAIL SET
- ANGLE POINTS
- ⊗ MONUMENT

SCALE 1"=20'



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *[Signature]*  
8-26-2002

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 15th DAY OF AUGUST, 2002, FROM A FIELD SURVEY COMPLETED AUGUST 14, 2002 AND FROM A SURVEY COMPLETED BY W. J. BIEDENBACH AND ASSOC. DATED OCTOBER 14, 1983.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

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

DRAWN BY: AJ5	DATE: 08-15-02
SCALE: 1"=20'	CHECKED BY: MDN
JOB NO: 4863	DRAWING NO: D:\4863\4863