

# Biedenbach Engineering, Inc.

3010 East Pike  
Zanesville, OH 43701

Civil Engineering and Land Surveying

Telephone (740) 453-4850  
Fax (740) 450-1000  
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**ROGER T. AND KAY A. SNIDER**  
**AUDITORS PARCEL NUMBER**  
**16-17-01-01-02-006 (PART)**

**OFFICE COPY  
NOT RECORDABLE**

**BEING A PART OF THE NORTH HALF OF QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:**

**COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF QUARTER TOWNSHIP 1;**

**THENCE WITH THE NORTH LINE OF THE SAID QUARTER TOWNSHIP 1 AND THE NORTH LINE OF A TRACT CONVEYED TO ROGER T. AND KAY A. SNIDER BY DEED RECORDED IN VOLUME 1134, PAGE 474 OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 87 DEGREES 18 MINUTES 04 SECONDS WEST 719.81 FEET TO AN EXISTING IRON PIN;**

**THENCE LEAVING THE SAID NORTH LINE AND WITH THE WEST LINE OF A 18.826 ACRE TRACT CONVEYED TO JOHN R. AND DELORES A. BISHOP (DEED VOLUME 1153, PAGE 811), SOUTH 01 DEGREES 40 MINUTES 46 SECONDS EAST 812.77 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE CONTINUING WITH THE SAID BISHOP LINE THE NEXT THREE COURSES AND DISTANCES:**

- 1. SOUTH 01 DEGREES 40 MINUTES 46 SECONDS EAST 187.05 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**
- 2. NORTH 89 DEGREES 06 MINUTES 26 SECONDS EAST 110.21 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**
- 3. SOUTH 03 DEGREES 31 MINUTES 56 SECONDS WEST 210.51 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**

**THENCE WITH THE NORTH LINE OF A 2.806 ACRE TRACT CONVEYED TO JOHN R. AND DELORES A. BISHOP (DEED VOLUME 1153, PAGE 806), SOUTH 79 DEGREES 57 MINUTES 17 SECONDS WEST 69.82 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**

**THENCE TRAVERSING INTO THE ABOVE SAID ROGER AND KAY SNIDER TRACT, SOUTH 67 DEGREES 53 MINUTES 35 SECONDS WEST 156.31 FEET TO AN IRON PIN SET;**

**THENCE SOUTH 86 DEGREES 59 MINUTES 37 SECONDS WEST 124.78 FEET TO A POINT;**

**THENCE SOUTH 87 DEGREES 33 MINUTES 16 SECONDS WEST 79.72 FEET TO A POINT;**

**THENCE NORTH 79 DEGREES 01 MINUTES 00 SECONDS WEST 176.18 FEET TO A POINT;**

**THENCE NORTH 07 DEGREES 56 MINUTES 36 SECONDS WEST 138.32 FEET TO A POINT;**

**THENCE SOUTH 85 DEGREES 25 MINUTES 45 SECONDS WEST 85.26 FEET TO A POINT;**

**THENCE SOUTH 83 DEGREES 07 MINUTES 19 SECONDS WEST 492.17 FEET TO A POINT;**

**THENCE SOUTH 78 DEGREES 00 MINUTES 30 SECONDS WEST 66.15 FEET TO A POINT;**

**THENCE SOUTH 76 DEGREES 51 MINUTES 09 SECONDS WEST 66.21 FEET TO A POINT IN THE CENTER OF THE OLD COUNTY ROAD 60;**

**THENCE WITH THE CENTER OF OLD COUNTY ROAD 60 AND WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 636.62 FEET (CHORD BEARING NORTH 35 DEGREES 36 MINUTES 31 SECONDS WEST 27.05 FEET) AND AN ARC LENGTH OF 27.05 FEET TO A POINT;**

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THENCE LEAVING THE CENTER OF OLD COUNTY ROAD 60, NORTH 74 DEGREES 51 MINUTES 09 SECONDS EAST 76.80 FEET TO A POINT;

THENCE NORTH 78 DEGREES 00 MINUTES 30 SECONDS EAST 67.52 FEET TO A POINT;

THENCE NORTH 83 DEGREES 07 MINUTES 19 SECONDS EAST 493.79 FEET TO A POINT;

THENCE NORTH 85 DEGREES 25 MINUTES 45 SECONDS EAST 109.33 FEET TO A POINT, SAID POINT BEING SOUTH 07 DEGREES 56 MINUTES 36 SECONDS EAST 30.04 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 07 DEGREES 56 MINUTES 36 SECONDS EAST 144.04 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 79 DEGREES 01 MINUTES 00 SECONDS EAST 155.38 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE NORTH 87 DEGREES 33 MINUTES 16 SECONDS EAST 77.71 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE NORTH 00 DEGREES 19 MINUTES 30 SECONDS WEST 414.69 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 REBAR) AT 132.14 FEET;

THENCE NORTH 82 DEGREES 03 MINUTES 23 SECONDS EAST 240.27 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.597 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 60 (DILLON HILLS DRIVE) AND ALL OTHER APPLICABLE EASEMENTS.

## ALSO SUBJECT TO THE FOLLOWING 25 FOOT INGRESS AND EGRESS EASEMENT

BEING A PART OF THE NORTH HALF OF QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF QUARTER TOWNSHIP 1;

THENCE WITH THE NORTH LINE OF THE SAID QUARTER TOWNSHIP 1 AND THE NORTH LINE OF A TRACT CONVEYED TO ROGER T. AND KAY A. SNIDER BY DEED RECORDED IN VOLUME 1134, PAGE 474 OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 87 DEGREES 18 MINUTES 04 SECONDS WEST 719.81 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 01 DEGREES 40 MINUTES 46 SECONDS EAST 347.51 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 70 DEGREES 10 MINUTES 05 SECONDS WEST 582.84 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 153.33 FEET;

THENCE SOUTH 07 DEGREES 56 MINUTES 36 SECONDS EAST, PASSING EXISTING IRON PINS AT 231.59 FEET AND 521.52 FEET, A TOTAL DISTANCE OF 551.56 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE CONTINUING SOUTH 07 DEGREES 56 MINUTES 36 SECONDS EAST 25.04 FEET TO A POINT;

THENCE SOUTH 85 DEGREES 25 MINUTES 45 SECONDS WEST 110.30 FEET TO A POINT;

THENCE SOUTH 83 DEGREES 07 MINUTES 19 SECONDS WEST 492.17 FEET TO A POINT;

THENCE SOUTH 78 DEGREES 00 MINUTES 30 SECONDS WEST 66.15 FEET TO A POINT;

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**THENCE SOUTH 76 DEGREES 51 MINUTES 09 SECONDS WEST 66.21 FEET TO A POINT IN THE CENTER OF THE OLD COUNTY ROAD 60;**

**THENCE WITH THE SAID CENTER LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 636.62 FEET (CHORD BEARING NORTH 35 DEGREES 36 MINUTES 31 SECONDS WEST 27.05 FEET) AND AN ARC LENGTH OF 27.05 FEET TO A POINT;**

**THENCE LEAVING THE SAID ROAD, NORTH 76 DEGREES 51 MINUTES 09 SECONDS EAST 76.80 FEET TO A POINT;**

**THENCE NORTH 78 DEGREES 00 MINUTES 30 SECONDS EAST 67.52 FEET TO A POINT;**

**THENCE NORTH 83 DEGREES 07 MINUTES 19 SECONDS EAST 493.79 FEET TO A POINT;**

**THENCE NORTH 85 DEGREES 25 MINUTES 45 SECONDS EAST 109.33 FEET TO THE PLACE OF BEGINNING.**

## **ALSO THE FOLLOWING 25 FOOT INGRESS AND EGRESS EASEMENT**

**BEING A PART OF THE NORTH HALF OF QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:**

**COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF QUARTER TOWNSHIP 1;**

**THENCE WITH THE NORTH LINE OF THE SAID QUARTER TOWNSHIP 1 AND THE NORTH LINE OF A TRACT CONVEYED TO ROGER T. AND KAY A. SNIDER BY DEED RECORDED IN VOLUME 1134, PAGE 474 OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 87 DEGREES 18 MINUTES 04 SECONDS WEST 719.81 FEET TO AN EXISTING IRON PIN;**

**THENCE SOUTH 01 DEGREES 40 MINUTES 46 SECONDS EAST 347.51 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**

**THENCE SOUTH 70 DEGREES 10 MINUTES 05 SECONDS WEST 582.84 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 153.33 FEET;**

**THENCE SOUTH 07 DEGREES 56 MINUTES 36 SECONDS EAST, PASSING EXISTING IRON PINS AT 231.59 FEET AND 521.52 FEET, A TOTAL DISTANCE OF 526.52 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;**

**THENCE CONTINUING SOUTH 07 DEGREES 56 MINUTES 36 SECONDS EAST 25.04 FEET TO A POINT;**

**THENCE SOUTH 85 DEGREES 25 MINUTES 45 SECONDS WEST 109.33 FEET TO A POINT;**

**THENCE SOUTH 83 DEGREES 07 MINUTES 19 SECONDS WEST 493.79 FEET TO A POINT;**

**THENCE SOUTH 78 DEGREES 00 MINUTES 30 SECONDS WEST 67.52 FEET TO A POINT;**

**THENCE SOUTH 76 DEGREES 51 MINUTES 09 SECONDS WEST 76.80 FEET TO A POINT IN THE CENTER OF THE OLD COUNTY ROAD 60;**

**THENCE WITH THE SAID CENTER LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 636.62 FEET (CHORD BEARING NORTH 33 DEGREES 11 MINUTES 37 SECONDS WEST 26.61 FEET) AND AN ARC LENGTH OF 26.61 FEET TO A POINT;**

**THENCE LEAVING THE SAID ROAD, NORTH 76 DEGREES 51 MINUTES 09 SECONDS EAST 86.17 FEET TO A POINT;**

**THENCE NORTH 78 DEGREES 00 MINUTES 30 SECONDS EAST 68.89 FEET TO A POINT;**

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**THENCE NORTH 83 DEGREES 07 MINUTES 19 SECONDS EAST 198.93 FEET TO A POINT;**

**THENCE NORTH 83 DEGREES 07 MINUTES 19 SECONDS EAST 105.38 FEET TO A POINT;**

**THENCE NORTH 83 DEGREES 07 MINUTES 19 SECONDS EAST 191.10 FEET TO A POINT;**

**THENCE NORTH 85 DEGREES 25 MINUTES 45 SECONDS EAST 108.36 FEET TO THE PLACE OF BEGINNING.**

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

BEARINGS ARE BASED ON DEERWOODS SUBDIVISION AS RECORDED IN PLAT FILE 01, PAGES 123-123B 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 3<sup>RD</sup> DECEMBER OF DECEMBER 2004.

MICHAEL D. MICHALES  
REGISTERED SURVEYOR 6923

EXCEPTION AUTHORIZED  
BY *[Signature]*  
12-9-2004

OFFICE COPY  
NOT RECORDABLE

ADDRESS N/A

SAR

## SURVEY FOR ROGER SNIDER

AUDITORS PARCEL NUMBER  
16-17-01-01-02-006 (PART)LICKING TOWNSHIP  
FALLS TOWNSHIP

N.87°18'04"W. 719.81'

NORTHEAST CORNER OF  
QUARTER TOWNSHIP 1BEING A PART OF THE NORTH HALF OF QUARTER TOWNSHIP 1, TOWNSHIP  
1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP,  
MUSKINGUM COUNTY, OHIO.BEARINGS ARE BASED ON DEERWOODS SUBDIVISION AS RECORDED IN PLAT  
FILE 01, PAGES 123-123B OF THE MUSKINGUM COUNTY PLAT RECORDS.

SCALE 1"=200'

0 100 200 400

## LEGEND

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

## RESEARCH:

CO. RD. 60 ROW PLANS  
P.F. 01, PG. 123-123B  
VOL. 782, PG. 213  
VOL. 853, PG. 346  
VOL. 1046, PG. 356  
VOL. 1026 PG. 382  
VOL. 1011, PG. 338  
VOL. 1068, PG. 463  
VOL. 1079 PG. 56  
VOL. 1158, PG. 468

VOL. 1134, PG. 474  
7.692 ± ACRES

P.O.B. TRACT

N.82°03'23"E.  
240.27'VOL. 1134, PG. 474  
3.597 ± ACRESJ. R. & D. A. BISHOP  
VOL. 1153, PG. 811  
18.826 ACRES25' WIDE INGRESS  
& EGRESS EASEMENTSUBJECT TO 25' WIDE INGRESS  
& EGRESS EASEMENTROGER T. & KAY A.  
SNIDER  
VOL. 1134, PG. 474Lot Split  
Approved

By

12-9-2004

## CURVE DATA

| No. | CHORD BEARING | LENGTH | ARC   | RADIUS |
|-----|---------------|--------|-------|--------|
| C1  | N.33°11'37"W. | 26.61  | 26.61 | 636.62 |
| C2  | N.35°36'31"W. | 27.05  | 27.05 | 636.62 |

## LINE DATA

| No. | BEARING       | DISTANCE      | No. | BEARING       | DISTANCE |
|-----|---------------|---------------|-----|---------------|----------|
| 1   | N.85°25'45"E. | 109.33'       | 15  | S.79°01'00"E. | 155.38'  |
| 2   | N.83°07'19"E. | 493.79'       | 16  | N.87°33'16"E. | 77.71'   |
| 3   | N.78°00'30"E. | 67.52'        | 17  | S.79°57'17"W. | 69.82'   |
| 4   | N.76°51'09"E. | 76.80'        | 18  | S.67°53'35"W. | 156.31'  |
| 5   | N.76°51'09"E. | 86.17'        | 19  | S.86°59'37"W. | 124.78'  |
| 6   | N.78°00'30"E. | 68.89'        | 20  | S.87°33'16"W. | 79.72'   |
| 7   | N.83°07'19"E. | 198.93'       | 21  | N.79°01'00"W. | 176.18'  |
| 8   | N.83°07'19"E. | 105.38'       |     |               |          |
| 9   | N.83°07'19"E. | 191.10'       |     |               |          |
| 10  | N.85°25'45"E. | 108.36'       |     |               |          |
| 11  | S.85°25'45"W. | 110.30'-TOTAL |     |               |          |
| 12  | S.83°07'19"W. | 492.17'       |     |               |          |
| 13  | S.78°00'30"W. | 66.15'        |     |               |          |
| 14  | S.76°51'09"W. | 66.21'        |     |               |          |

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

DRAWN BY:  
MDNDATE:  
12-03-04SCALE:  
1"=200'CHECKED BY:  
MDNJOB NO:  
5113DRAWING NO:  
D:\4128\4128

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THAT THE ABOVE  
SURVEY TO BE CORRECT AS EMPLOYED BY ME,  
THIS 3rd DAY OF DECEMBER, 2004.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

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NOT RECORDABLE