

17-01-01-02-021
4614 DILLON HILLS DR

Biedenbach Surveying, Inc.

3010 East Pike
Zanesville, OH 43701

Construction Layout and Land Surveying

Telephone (740) 453-4850
Fax (740) 450-1000
E-mail biedenbach@ee.net

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 1, 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);

THENCE LEAVING THE SAID BISHOP TRACT AND TRAVERSING INTO THE SAID ROGER T. AND KAY A. SNIDER TRACT, SOUTH 82 DEGREES 03 MINUTES 23 SECONDS WEST 240.27 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 SOUTH 00 DEGREES 19 MINUTES 30 SECONDS EAST 414.69 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 282.55 FEET;

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

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

THENCE NORTH 07 DEGREES 56 MINUTES 36 SECONDS WEST 144.04 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 CENTER OF OLD COUNTY ROAD 60 AND WITH 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 POINT;

THENCE LEAVING THE CENTER OF OLD COUNTY ROAD 60, 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;

THENCE NORTH 83 DEGREES 07 MINUTES 19 SECONDS EAST 495.41 FEET TO A POINT;

THENCE NORTH 85 DEGREES 25 MINUTES 45 SECONDS EAST 108.36 FEET TO A POINT;

THENCE NORTH 07 DEGREES 56 MINUTES 36 SECONDS WEST 184.10 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 5.00 FEET;

THENCE NORTH 82 DEGREES 03 MINUTES 23 SECONDS EAST 279.30 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 2.692 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 60 (DILLON HILLS DRIVE) AND ALL OTHER APPLICABLE EASEMENTS.

Biedenbach Surveying, Inc.

3010 East Pike
Zanesville, OH 43701

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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 812.77 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 82 DEGREES 03 MINUTES 23 SECONDS WEST 519.57 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 240.27 FEET;

THENCE SOUTH 07 DEGREES 56 MINUTES 36 SECONDS EAST, PASSING AN EXISTING IRON PIN AT 179.10 FEET, A TOTAL DISTANCE OF 184.10 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;

THENCE NORTH 83 DEGREES 07 MINUTES 19 SECONDS EAST 495.41 FEET TO A POINT;

THENCE NORTH 85 DEGREES 25 MINUTES 45 SECONDS EAST 108.36 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:

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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 812.77 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 82 DEGREES 03 MINUTES 23 SECONDS WEST 519.57 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 240.27 FEET;

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THENCE SOUTH 07 DEGREES 56 MINUTES 36 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 179.10 FEET, A TOTAL DISTANCE OF 209.14 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;

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;

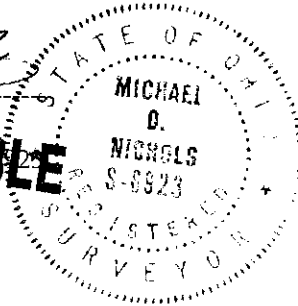
THENCE NORTH 85 DEGREES 25 MINUTES 45 SECONDS EAST 109.33 FEET TO THE **PLACE OF BEGINNING**.

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 1st DAY OF AUGUST 2005.

OFFICE COPY
NOT RECORDABLE
REGISTERED SURVEYOR



APPROVED FOR CLOSURE

[Signature] 8-7-2005

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 1

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.

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)
- APPROVED

MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION

Date 8-30-2005
Fee Paid Yes

SUBJECT TO A 25' WIDE INGRESS
& EGRESS EASEMENT

TOTAL DISTANCE-495.41'

25' WIDE INGRESS
& EGRESS EASEMENT

ROGER T. & KAY A.
SNIDER
VOL. 1134, PG. 474

Approved For Transfer
On-Lot Sewage O.K.

Date 8-30-2005
Michael D. Nichols
Zanesville - Muskingum Co.
Health Department

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

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
5.000 ± ACRES

APPROVED FOR CLOSURE

ROGER T. & KAY A.
SNIDER
VOL. 1134, PG. 474
2.692 ± ACRES

3.597 ± ACRES

VOL. 1153, PG. 811
18.826 ACRES

LINE DATA

No.	BEARING	DISTANCE	No.	BEARING	DISTANCE
1	S.85°25'45"W.	109.33'	15	N.79°01'00"W.	155.38'
2	S.83°07'19"W.	493.79'	16	S.87°33'16"W.	77.71'
3	S.78°00'30"W.	67.52'			
4	S.76°51'09"W.	76.80'			
5	N.76°51'09"E.	86.17'			
6	N.78°00'30"E.	68.89'			
7	N.83°07'19"E.	198.93'			
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 SURVEYING, INC.
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY:
MDN

DATE:
08-01-05

SCALE:
1"=200'

CHECKED BY:
MDN

JOB NO:
5162

DRAWING NO:
D: 4128 4128

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME
ON AUGUST 1, 2005.

OFFICE COPY
NOT RECORDABLE

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

