

17-24-01-46-004  
358 ROSE LN

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W.J. BIEDENBACH AND ASSOCIATES  
SURVEYING AND MAPPING  
3120 LISA LANE, ZANESVILLE, OHIO 43701  
(614) 453-4850  
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DESCRIPTION FOR CONVEYANCE  
TRI-VALLEY BUILDERS  
PARCEL NUMBER 17-17-24-01-46-000 (PART)

BEING A PART OF LOT NUMBER 4 OF UNDERWOOD'S SUBDIVISION IN THE  
2ND QUARTER OF TOWNSHIP 1, RANGE 7, UNITED STATES MILITARY LANDS,  
FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER  
DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 5/8 INCH REBAR MARKING THE  
SOUTHWEST CORNER OF LOT NUMBER 10 OF WINDSOR OAKS SUBDIVISION AS  
RECORDED IN PLAT BOOK 16 PAGE 15 OF THE MUSKINGUM COUNTY PLAT  
RECORDS; THENCE SOUTH 35.45 FEET TO AN EXISTING 5/8 INCH REBAR SAID  
POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED  
TO BE DESCRIBED; THENCE SOUTH 00 DEGREES 12 MINUTES 54 SECONDS  
WEST 364.55 FEET TO AN EXISTING 5/8 INCH REBAR ON THE NORTH LINE OF  
A TRACT CONVEYED TO M.J. SILER BY DEED VOLUME 570 PAGE 930 OF THE  
MUSKINGUM COUNTY DEED RECORDS, PASSING AN EXISTING 5/8 INCH REBAR  
AT 152.02 FEET; THENCE WEST 200.21 FEET ALONG SAID NORTH LINE TO AN  
IRON PIN SET; THENCE NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST  
294.21 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF ROSE LANE 50  
FEET WIDE; THENCE NORTH 70 DEGREES 39 MINUTES 57 SECONDS EAST  
212.46 FEET ALONG THE SOUTH LINE OF ROSE LANE TO THE PLACE OF  
BEGINNING.

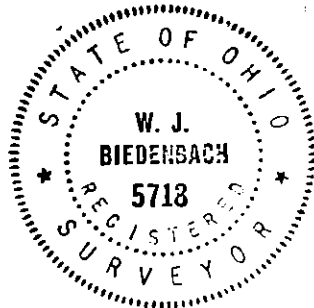
CONTAINING 1.514 ACRES MORE OR LESS, SUBJECT TO ALL APPLICABLE  
EASEMENTS.

BEARINGS ARE BASED ON THE SOUTH LINE OF SKYLINE ACRES, PLAT  
BOOK 9, PAGE 21 OF THE MUSKINGUM COUNTY PLAT RECORDS.

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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS  
SURVEY AND DESCRIPTION TO BE CORRECT AS SURVEYED BY ME, THIS 25TH  
DAY OF MARCH, 1987.

*WJ Biedebach*  
W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718  
D2600 TRI-VALLEY BULDRS.



DESCRIPTION APPROVED  
for Auditor's transfer

By *J. T. Gambl*  
4-21-87

Windsor Oaks Subdivision

Rose Lane 50'

N. 70°39'57" E. 212.46'

Windsor Oaks Subdivision  
P.B. 16 Pg. 15

lot 10

North 35.45'

152.02'

Ingress and Egress Easement

Vol. 928 Pg. 178  
3.546± acres

364.55'

S. 00°12'54" W.

212.53'

Vol. 928 Pg. 178  
2.000± acres

Research:  
Previous survey-  
18.126± acres as  
recorded in Vol. 928  
Pg. 178  
Plat- P.B. 16 Pg. 15  
Windsor Oaks Sub.

Vol. 928 Pg. 178  
1.514± acres  
Par. N° 17-17-24-01-46-000 (part)

294.21'

N. 00°12'54" E.

Vol. 928 Pg. 178

S. 90°00'00" W. 200.21'

M.J. Siler  
Vol. 570 Pg. 930

Being a part of lot number 4 of Underwood's Subdivision in  
the 2nd Quarter of Township 1, Range 7, U.S.M.L., Falls  
Township, Muskingum County, Ohio.

Bearings are based on the south line of Skyline Acres  
(P.B. 9 Pg. 21)

I hereby certify to the best of my knowledge and belief the  
above plat and survey to be correct as surveyed by me,  
this 23rd day of March 1987

Scale 1" = 50'



- Existing iron pin  
( $\frac{1}{8}$ " rebar)
- ⊙ Iron pin set  
( $\frac{1}{8}$ " x 30" rebar w/ plastic id. cap)

W. J. BIEDENBACH  
REGISTERED SURVEYOR  
5718



DESCRIPTION APPROVED  
for Auditor's transfer

By J. J. Nambl  
4-21-87

W. J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(614) 453-4850

Drawn by: AB

Date: 03-23-87

Scale: 1" = 50'

Checked by: AB

Job N° 2600

Tri-Valley Builders