

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

Telephone (614) 453-4850  
Fax (614) 450-1000

DON TINCHER  
AUDITORS PARCEL NUMBER 17-17-23-01-40-000 (PART)

OFFICE COPY  
NOT RECORDABLE

BEING A PART OF LOT 3 OF UNDERWOOD SUBDIVISION IN THE NORTH HALF OF QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP MUSKINGUM COUNTY OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE NORTHEAST CORNER OF LOT 54 OF SKYLINE II AS RECORDED IN PLAT BOOK 11, PAGE 49 OF THE MUSKINGUM COUNTY PLAT RECORDS; **THENCE** WITH THE NORTH LINE OF SAID LOT SOUTH 89 DEGREES 37 MINUTES 54 SECONDS WEST 267.52 FEET TO A EXISTING IRON PIN (5/8 INCH REBAR); AT THE NORTHWEST CORNER OF SAID LOT 54;

**THENCE** SOUTH 00 DEGREES 01 MINUTES 16 SECONDS WEST 10.31 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

**THENCE** WITH THE NORTH LINE OF SAID SKYLINE II NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST 345.29 FEET TO AN IRON PIN SET, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 150.15 FEET;

**THENCE** CONTINUING WITH THE SAID NORTH LINE, THE NEXT FIVE COURSES AND DISTANCES:

- 1) NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST 604.59 FEET TO A POINT;
- 2) SOUTH 00 DEGREES 19 MINUTES 56 SECONDS EAST 50.83 FEET TO A POINT;
- 3) NORTH 52 DEGREES 01 MINUTES 39 SECONDS WEST 185.42 FEET TO A POINT;
- 4) SOUTH 41 DEGREES 12 MINUTES 39 SECONDS WEST 128.00 FEET TO A POINT;
- 5) NORTH 48 DEGREES 47 MINUTES 21 SECONDS WEST 50.00 FEET TO A POINT AT THE SOUTHEAST CORNER OF A 0.5123 ACRE TRACT;

**THENCE** WITH THE SAID 0.5123 ACRE TRACT THE NEXT TWO COURSES AND DISTANCES:

- 1) NORTH 41 DEGREES 12 MINUTES 39 SECONDS EAST 122.42 FEET TO A POINT;
- 2) NORTH 55 DEGREES 09 MINUTES 04 SECONDS WEST 202.44 FEET TO A POINT, AT THE NORTHEAST CORNER OF LOT 67 OF SAID SKYLINE II;

**THENCE** WITH THE NORTH LINE OF SAID SKYLINE II THE NEXT FOUR COURSES AND DISTANCES:

- 1) NORTH 52 DEGREES 27 MINUTES 21 SECONDS WEST 89.91 FEET TO A POINT;
- 2) NORTH 89 DEGREES 38 MINUTES 21 SECONDS WEST 186.00 FEET TO A POINT;
- 3) NORTH 78 DEGREES 33 MINUTES 21 SECONDS WEST 87.23 FEET TO A POINT;
- 4) NORTH 89 DEGREES 26 MINUTES 31 SECONDS WEST 134.10 FEET TO A POINT IN THE CENTER OF COUNTY ROAD NUMBER TWO (DRESDEN ROAD);

**THENCE** WITH THE SAID CENTERLINE, NORTH 03 DEGREES 41 MINUTES 27 SECONDS EAST 389.50 FEET TO A POINT;

**THENCE** LEAVING THE SAID ROAD AND WITH THE SOUTH LINE OF THE GREEN VALLEY GOLF CLUB, INC. TRACT AS RECORDED IN DEED VOLUME 568, PAGE 569, NORTH 89 DEGREES 33 MINUTES 29 SECONDS EAST 1539.13 FEET TO A POINT ON THE WEST LINE OF A TRACT NOW OR FORMERLY OWNED BY D. F. AND MARY GARNER AS RECORDED IN DEED BOOK VOLUME 463, PAGE 501 OF THE SAID COUNTY RECORDS;

**THENCE** WITH THE SAID WEST LINE, SOUTH 01 DEGREES 29 MINUTES 47 SECONDS EAST 107.00 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

**THENCE** SOUTH 10 DEGREES 18 MINUTES 40 SECONDS WEST 209.08 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

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THENCE SOUTH 14 DEGREES 20 MINUTES 45 SECONDS WEST 382.49 FEET TO THE PLACE OF BEGINNING.

CONTAINING 19.9935 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD NUMBER TWO (DRESDEN ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

THE BEARINGS ARE BASED THE CENTERLINE OF DRESDEN ROAD AS IN THE PREVIOUS SURVEY OF 25.5558 ACRES DATED OCTOBER 4<sup>TH</sup>, 1983 DONE BY AHLERS, MOE & ASSOC., INC.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESCRIPTION TO BE CORRECT AS PREPARED BY ME FROM PREVIOUS RECORDS, THIS 10<sup>TH</sup> DAY OF JULY 1998.

\_\_\_\_\_  
W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY K. Bucky  
7-24-98

OFFICE COPY  
NOT RECORDED

# SURVEY FOR DON TINCHER

AUDITORS PARCEL NUMBER  
17-17-23-01-40-000 (PART)

BEING A PART OF LOT 3 OF UNDERWOOD SUBDIVISION IN THE NORTH HALF OF QUARTER TOWNSHIP 2,  
TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

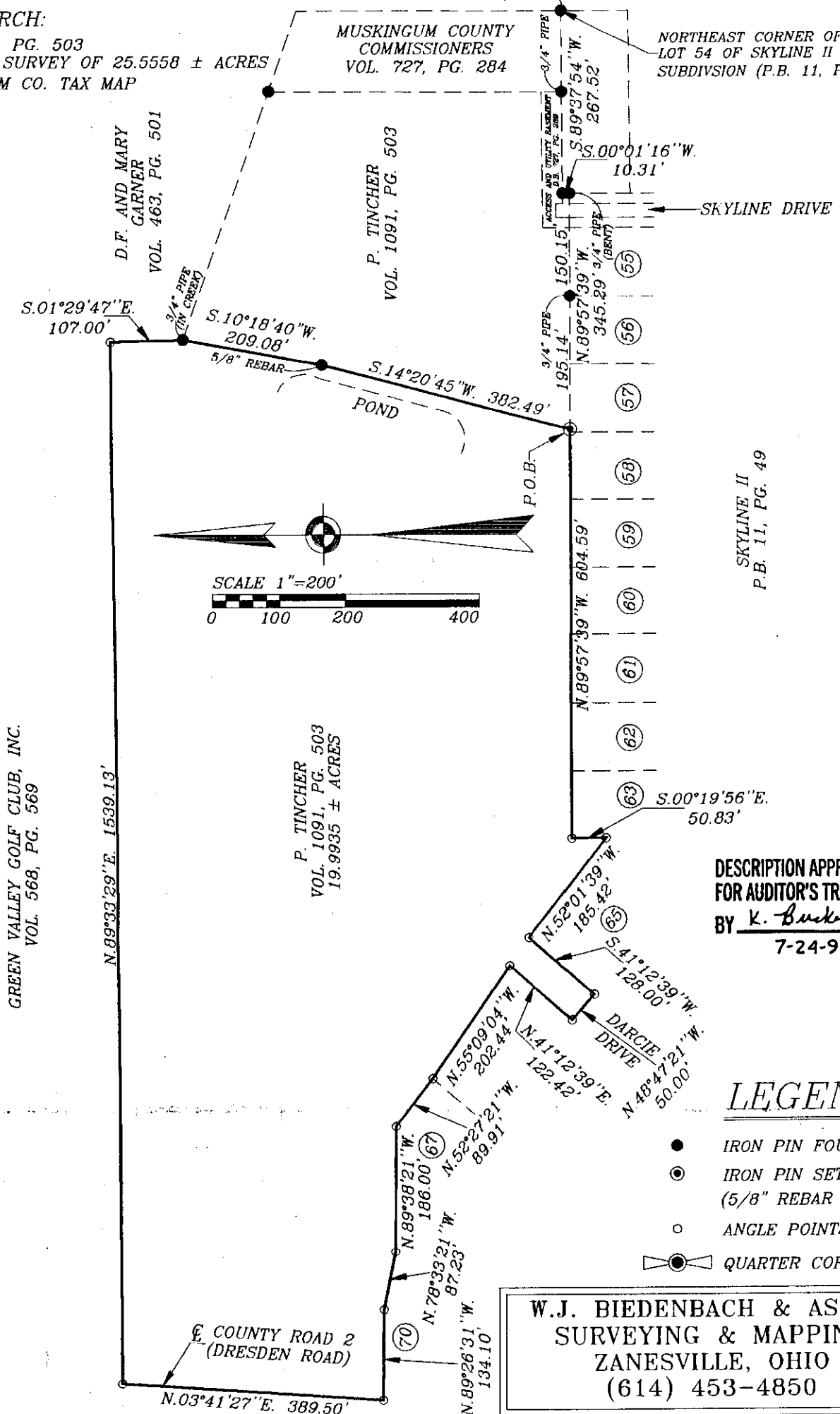
BEARINGS ARE BASED ON THE CENTERLINE OF DRESDEN ROAD AS IN THE PREVIOUS SURVEY OF 25.5558  
ACRES DATED OCTOBER 4th, 1983 DONE BY AHLERS, MOE & ASSOC., INC.

## RESEARCH:

VOL. 1091, PG. 503  
PREVIOUS SURVEY OF 25.5558 ± ACRES  
MUSKINGUM CO. TAX MAP

MUSKINGUM COUNTY  
COMMISSIONERS  
VOL. 727, PG. 284

NORTHEAST CORNER OF  
LOT 54 OF SKYLINE II  
SUBDIVISION (P.B. 11, PG. 49)



SKYLINE II  
P.B. 11, PG. 49

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY K. Buckley  
7-24-98

## LEGEND

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

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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND  
BELIEF THE ABOVE PARCEL AND SURVEY TO BE CORRECT AS  
PREPARED FROM EXISTING RECORDS, THIS 10th DAY OF  
JULY, 1998

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

DRAWN BY: AJS	DATE: 07-10-98
SCALE: 1"=200'	CHECKED BY: WJB
JOB NO: 4326	DRAWING NO: D:\4185\4185