

# W. J. Biedenbach & Associates

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Surveying and Mapping

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ROBERT C. EDWARDS  
AUDITORS PARCEL NUMBER 17-17-27-01-37-000 (ALL)

BEING A PART OF LOT 12 OF MEADOWBROOK SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 47 OF THE MUSKINGUM COUNTY PLAT RECORDS; SITUATED IN QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (AXLE) AT THE NORTHEAST CORNER OF LOT 12; THENCE WITH THE EAST LINE OF SAID LOT 12, SOUTH 24 DEGREES 13 MINUTES 10 SECONDS WEST 421.24 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 60; THENCE WITH THE SAID NORTH RIGHT-OF-WAY LINE, NORTH 65 DEGREES 43 MINUTES 06 SECONDS WEST 100.00 FEET TO A POINT, SAID POINT BEING SOUTH 65 DEGREES 43 MINUTES 06 SECONDS EAST 0.28 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR-ODOT), PASSING EXISTING IRON PINS (5/8 INCH REBAR-ODOT) AT 0.64 FEET AND AT 45.79 FEET; THENCE WITH THE WEST LINE OF LOT 12; NORTH 24 DEGREES 13 MINUTES 10 SECONDS EAST 421.25 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 12, PASSING AN IRON PIN SET AT 411.25 FEET; THENCE WITH THE NORTH LINE OF LOT 12, SOUTH 65 DEGREES 42 MINUTES 44 SECONDS EAST 100.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.967 MORE OR LESS ACRES, SUBJECT TO ALL 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 ON STATE PLANE COORDINATE GRID DERIVED FROM A SOLAR OBSERVATION (LOCAL HOUR ANGLE METHOD).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 29<sup>th</sup> DAY OF OCTOBER 1997.

W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY ASB  
11-6-97

# SURVEY FOR ROBERT EDWARDS

AUDITORS PARCEL NUMBER

17-17-27-01-37-000 (ALL)

BEING A PART OF LOT 12 OF MEADOWBROOK SUBDIVISION (P.B. 8, PG. 47), SITUATED IN QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO

BEARINGS ARE BASED ON STATE PLANE COORDINATE GRID DERIVED FROM A SOLAR OBSERVATION (LOCAL HOUR ANGLE METHOD)

## LEGEND

- IRON PIN FOUND
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAP)
- CONCRETE HIGHWAY MONUMENTS
- ⊞ EXISTING IRON PIN (AXLE)  
PREVIOUSLY LOCATED

MEADOWBROOK SUBDIVISION  
P.B. 8, PG. 47

ROBERT D. & SHIRLEY J.  
MENDENHALL  
VOL. 436, PG. 57

RODNEY D. & JO ANN  
COX TRUST  
VOL. 518, PG. 524

LOT 11

LOT 13

SCALE 1"=100'  
0 50 100 200

### RESEARCH:

P. B. 8, PG. 47  
VOL. 573, PG. 110  
VOL. 1132, PG. 391  
VOL. 1008, PG. 67  
VOL. 1066, PG. 647  
VOL. 1044, PG. 454  
VOL. 979, PG. 412  
MUSKINGUM CO. TAX MAP

ORIGINAL PROPERTY LINE AS  
LOCATED BY PREVIOUS SURVEY  
BY W. J. BIEDENBACH & ASSOC.  
(DATED AUGUST 24, 1994)

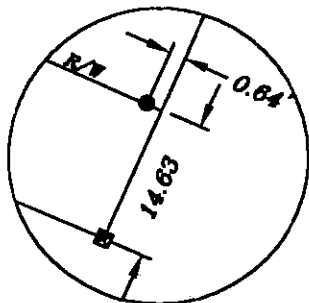
STATE ROUTE 60  
(FRAZEYSBURG ROAD)  
1993 SURVEY

SEE DETAIL #2

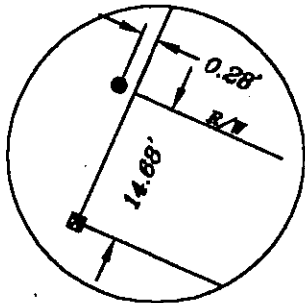
STATE OF OHIO  
VOL. 1132, PG. 391  
RIGHT-OF-WAY  
S.R. 60 (45')

SEE DETAIL #1

CAROL & JENERA  
WALLS  
VOL. 1133, PG. 698



IRON PIN DETAIL #1  
NOT TO SCALE



IRON PIN DETAIL #2  
NOT TO SCALE

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY ALB  
11-6-97

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 29th DAY OF OCTOBER, 1997.

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

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

DRAWN BY:  
AJS

DATE:  
10-29-97

SCALE:  
1"=100'

CHECKED BY:  
WJB

JOB NO:  
4209

DRAWING NO:  
D:\4209\4209