

Biedenbach Engineering, Inc.

3010 East Pike
Zanesville, OH 43701

Civil Engineering and Land Surveying

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

BUNNELL HILL DEVELOPMENT

AUDITORS PARCEL NUMBER

19-17-27-01-40-000 (PART)-1.153 ± ACRES

19-17-27-01-42-000 (PART)-0.348 ± ACRES

19-17-27-01-44-000 (PART)-0.007 ± ACRES

BEING PARTS OF LOTS 23, 24, 25 OF MEADOWBROOK SUBDIVISION (PLAT BOOK 8, PAGE 47 IN THE CITY OF ZANESVILLE, SITUATED IN QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (AXLE) AT THE NORTHEAST CORNER OF LOT 22 OF MEADOWBROOK SUBDIVISION (PLAT BOOK 8, PAGE 47);

THENCE WITH THE NORTH LINE OF LOT 22, NORTH 79 DEGREES 50 MINUTES 48 SECONDS WEST 177.46 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE WITH THE NORTH LINE OF LOT 23, NORTH 79 DEGREES 42 MINUTES 42 SECONDS WEST 167.45 FEET TO AN EXISTING IRON PIN (AXLE) AT THE NORTHWEST CORNER OF LOT 23;

THENCE WITH THE WEST LINE OF LOT 23, SOUTH 15 DEGREES 12 MINUTES 18 SECONDS WEST 227.50 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE CONTINUING WITH THE SAID WEST LINE OF LOT 23, SOUTH 37 DEGREES 42 MINUTES 59 SECONDS WEST 195.95 FEET TO AN POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE WEST LINE OF LOT 23 AND TRAVERSING THROUGH LOT 23, LOT 24 AND LOT 25 THE FOLLOWING EIGHT COURSES AND DISTANCES;

- 1) SOUTH 66 DEGREES 58 MINUTES 54 SECONDS EAST 210.70 FEET TO A POINT;
- 2) SOUTH 23 DEGREES 01 MINUTES 06 SECONDS WEST 121.04 FEET TO A POINT;
- 3) SOUTH 66 DEGREES 47 MINUTES 27 SECONDS EAST 64.04 FEET TO A POINT;
- 4) SOUTH 23 DEGREES 12 MINUTES 33 SECONDS WEST 62.09 FEET TO A POINT;
- 5) NORTH 66 DEGREES 57 MINUTES 44 SECONDS WEST 22.55 FEET TO A POINT;
- 6) SOUTH 22 DEGREES 51 MINUTES 18 SECONDS WEST 73.27 FEET TO A POINT;
- 7) NORTH 51 DEGREES 59 MINUTES 33 SECONDS WEST 11.20 FEET TO A POINT;
- 8) SOUTH 38 DEGREES 00 MINUTES 27 SECONDS WEST 29.90 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 60;

THENCE WITH THE SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES AND DISTANCES;

- 1) NORTH 51 DEGREES 59 MINUTES 46 SECONDS WEST 74.51 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1190.92 FEET (CHORD BEARING NORTH 54 DEGREES 29 MINUTES 27 SECONDS WEST 105.01 FEET) AN ARC DISTANCE OF 105.04 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 3) NORTH 42 DEGREES 13 MINUTES 54 SECONDS WEST 75.22 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 4) NORTH 63 DEGREES 03 MINUTES 07 SECONDS WEST 44.99 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE WEST LINE OF LOT 23;

THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 60 AND WITH THE SAID WEST LINE OF LOT 23, NORTH 37 DEGREES 42 MINUTES 59 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 10.02 FEET, A TOTAL DISTANCE OF 213.01 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 1.508 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE CITY OF ZANESVILLE ANNEXATION PLAT OF A PART OF MEADOWBROOK SUBDIVISION DATED MAY 2000 BY LINN ENGINEERING AND FROM THE RIGHT OF WAY PLANS FOR STATE ROUTE 60.

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 JULY 2003.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY K. Backus
8-13-2003

17-27-01-42
17-27-01-40

ADDRESS N/A

SURVEY FOR BUNNELL HILL DEVELOPMENT

BEING PARTS OF LOTS 23, 24, 25 OF MEADOWBROOK SUBDIVISION (PLAT BOOK 8, PAGE 47) IN THE CITY OF ZANESVILLE, SITUATED IN QUARTER TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE CITY OF ZANESVILLE ANNEXATION PLAT OF A PART OF MEADOWBROOK SUBDIVISION DATED MAY 2000 BY LINN ENGINEERING AND FROM THE R/W PLANS FOR STATE ROUTE 60.

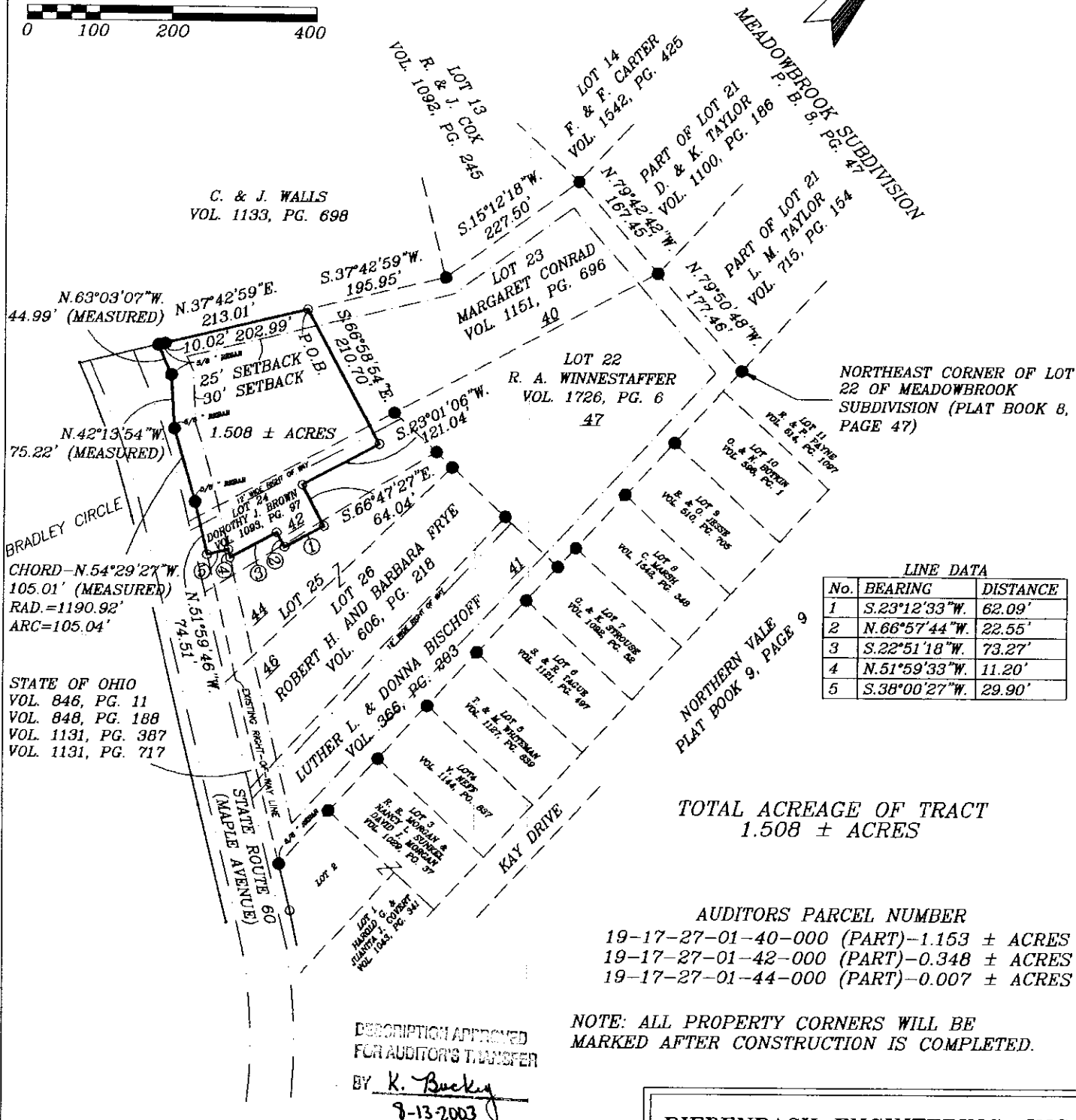
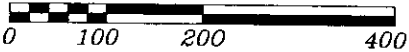
RESEARCH:

P. B. 8, PG. 47
P. B. 9, PG. 9
SURVEY PLAT OF CITY OF
ZANESVILLE ANNEXATION
PLAT- LINN ENG.
RIGHT OF WAY PLANS-ST.
RT. 60 (SH.5 & 6 OF 9)
MUSKINGUM CO. TAX MAP

LEGEND

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

SCALE 1"=200'



LINE DATA		
No.	BEARING	DISTANCE
1	S.23°12'33"W.	62.09'
2	N.66°57'44"W.	22.55'
3	S.22°51'18"W.	73.27'
4	N.51°59'33"W.	11.20'
5	S.38°00'27"W.	29.90'

TOTAL ACREAGE OF TRACT
1.508 ± ACRES

AUDITORS PARCEL NUMBER
19-17-27-01-40-000 (PART)-1.153 ± ACRES
19-17-27-01-42-000 (PART)-0.348 ± ACRES
19-17-27-01-44-000 (PART)-0.007 ± ACRES

NOTE: ALL PROPERTY CORNERS WILL BE
MARKED AFTER CONSTRUCTION IS COMPLETED.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY K. Buckley
8-13-2003

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

DRAWN BY: AJS	DATE: 07-01-03
SCALE: 1"=200'	CHECKED BY: MDN
JOB NO: 4962	DRAWING NO: D:\4962\4962

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THAT THE ABOVE
SURVEY TO BE CONVEYED AS REQUIRED BY ME,
THIS 1st DAY OF JULY, 2003.

MICHAEL J. NICHOLS
REGISTERED SURVEYOR #6923