

Biedenbach Engineering, Inc.

3010 East Pike
Zanesville, OH 43701

Civil Engineering and Land Surveying

Telephone (740) 453-4850
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JACK SNIDER

AUDITORS PARCEL NUMBERS

17-17-84-02-09-000 (PART) – 0.206 MORE OR LESS ACRES

17-17-96-01-09-001 (PART) – 2.296 MORE OR LESS ACRES

BEING A PART OF LOT 210 OF LICKING VIEW (PLAT BOOK 5, PAGE 97 OF THE MUSKINGUM COUNTY PLAT RECORDS) AND A PART OF THE TRACT CONVEYED TO JACK AND DELORES SNIDER (DEED BOOK 1110, PAGE 22 OF THE MUSKINGUM COUNTY DEED RECORDS), SITUATED IN PART OF QUARTER TOWNSHIP 4, TOWNSHIP 4, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 210 OF LICKING VIEW;

THENCE WITH THE WEST LINE OF LOT 210 OF LICKING VIEW, NORTH 20 DEGREES 34 MINUTES 18 SECONDS EAST 473.17 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID LOT 210, PASSING AN IRON PIN SET AT 423.17 FEET;

THENCE WITH THE NORTH LINE OF LOT 210, SOUTH 27 DEGREES 59 MINUTES 17 SECONDS EAST 152.73 FEET TO A POINT IN HIGHLAND ROAD, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE NORTH LINE OF LOT 210, SOUTH 27 DEGREES 59 MINUTES 17 SECONDS EAST 29.69 FEET TO A POINT IN SAID HIGHLAND ROAD;

THENCE LEAVING THE NORTH LINE OF LOT 210 AND TRAVERSING THROUGH SAID LOT, SOUTH 29 DEGREES 22 MINUTES 57 SECONDS WEST 341.59 FEET TO A MAG NAIL SET, PASSING A MAG NAIL SET AT 67.11 FEET;

THENCE CONTINUING THROUGH SAID LOT AND TRAVERSING INTO THE ABOVE SAID SNIDER TRACT (DEED BOOK 1110, PAGE 22), SOUTH 27 DEGREES 17 MINUTES 27 SECONDS WEST 184.46 FEET TO A MAG NAIL SET;

THENCE CONTINUING THROUGH SAID SNIDER TRACT, SOUTH 23 DEGREES 28 MINUTES 32 SECONDS WEST 236.94 FEET TO A GIN PIN SET;

THENCE CONTINUING THROUGH SAID SNIDER TRACT, SOUTH 08 DEGREES 47 MINUTES 45 SECONDS WEST 118.21 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH SAID SNIDER TRACT, NORTH 64 DEGREES 21 MINUTES 20 SECONDS WEST 350.01 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) ON THE WEST LINE OF SAID SNIDER TRACT AND THE EAST LINE OF A TRACT CONVEYED TO THE KESSLAR COMPANY (DEED BOOK 1800, PAGE 555);

THENCE WITH THE SAID EAST LINE OF THE KESSLAR TRACT, NORTH 24 DEGREES 28 MINUTES 51 SECONDS EAST 285.80 FEET TO AN IRON PIN SET;

THENCE LEAVING THE EAST LINE AND TRAVERSING THROUGH SAID SNIDER TRACT, SOUTH 66 DEGREES 31 MINUTES 28 SECONDS EAST 289.78 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH SAID SNIDER TRACT, NORTH 23 DEGREES 28 MINUTES 32 SECONDS EAST 53.13 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH SAID SNIDER TRACT AND TRAVERSING INTO LOT 210 OF LICKING VIEW, NORTH 27 DEGREES 17 MINUTES 27 SECONDS EAST 185.75 FEET TO AN IRON PIN SET;

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THENCE CONTINUING THROUGH SAID LOT, NORTH 29 DEGREES 22 MINUTES 57 SECONDS EAST, PASSING AN IRON PIN SET AT 277.83 FEET, A TOTAL DISTANCE OF 358.05 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.502 MORE OR LESS ACRES (TOTAL) OF WHICH 0.206 MORE OR LESS ACRES ARE IN LOT 210 OF LICKING VIEW (PLAT BOOK 5, PAGE 97) AND 2.296 MORE OR LESS ACRES ARE IN THE TRACT CONVEYED TO JACK AND DELORES SNIDER (DEED BOOK 1110, PAGE 22), SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

ALSO THE FOLLOWING 25 FOOT WIDE INGRESS AND EGRESS EASEMENT

COMMENCING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 210 OF LICKING VIEW (PLAT BOOK 5, PAGE 97);

THENCE WITH THE WEST LINE OF LOT 210 OF LICKING VIEW, NORTH 20 DEGREES 34 MINUTES 18 SECONDS EAST 473.17 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID LOT 210, PASSING AN IRON PIN SET AT 423.17 FEET;

THENCE WITH THE NORTH LINE OF LOT 210, SOUTH 27 DEGREES 59 MINUTES 17 SECONDS EAST 182.42 FEET TO A POINT IN HIGHLAND ROAD, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE CONTINUING WITH THE NORTH LINE OF LOT 210, SOUTH 27 DEGREES 59 MINUTES 17 SECONDS EAST 29.68 FEET TO A POINT IN SAID HIGHLAND ROAD;

THENCE LEAVING THE NORTH LINE OF LOT 210 AND TRAVERSING THROUGH SAID LOT, SOUTH 29 DEGREES 22 MINUTES 57 SECONDS WEST 271.12 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 54.00 FEET;

THENCE CONTINUING THROUGH SAID LOT AND TRAVERSING INTO THE ABOVE SAID SNIDER TRACT (DEED BOOK 1110, PAGE 22), SOUTH 27 DEGREES 17 MINUTES 27 SECONDS WEST 183.17 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH SAID SNIDER TRACT THE FOLLOWING FIVE COURSES AND DISTANCES;

- 1) SOUTH 23 DEGREES 28 MINUTES 32 SECONDS WEST 232.89 FEET TO AN IRON PIN SET;
- 2) SOUTH 08 DEGREES 47 MINUTES 45 SECONDS WEST 122.56 FEET TO AN IRON PIN SET;
- 3) NORTH 64 DEGREES 21 MINUTES 20 SECONDS WEST 26.12 FEET TO AN IRON PIN SET;
- 4) NORTH 08 DEGREES 47 MINUTES 45 SECONDS EAST 118.21 FEET TO A GIN PIN SET;
- 5) NORTH 23 DEGREES 28 MINUTES 32 SECONDS EAST 236.94 FEET TO A MAG NAIL SET;

THENCE CONTINUING THROUGH SAID SNIDER TRACT AND TRAVERSING INTO LOT 210 OF LICKING VIEW, NORTH 27 DEGREES 17 MINUTES 27 SECONDS EAST 184.46 FEET TO A MAG NAIL SET;

THENCE CONTINUING THROUGH SAID LOT, NORTH 29 DEGREES 22 MINUTES 57 SECONDS EAST, PASSING A MAG NAIL SET AT 274.48 FEET, A TOTAL DISTANCE OF 341.59 FEET TO THE PLACE OF BEGINNING.

ALSO BEING SUBJECT TO THE FOLLOWING 25 FOOT WIDE INGRESS AND EGRESS EASEMENT

COMMENCING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 210 OF LICKING VIEW (PLAT BOOK 5, PAGE 97);

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THENCE WITH THE NORTH LINE OF LOT 210, SOUTH 27 DEGREES 59 MINUTES 17 SECONDS EAST 152.73 FEET TO A POINT IN HIGHLAND ROAD, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE CONTINUING WITH THE NORTH LINE OF LOT 210, SOUTH 27 DEGREES 59 MINUTES 17 SECONDS EAST 29.69 FEET TO A POINT IN HIGHLAND ROAD;

THENCE LEAVING THE NORTH LINE OF LOT 210 AND TRAVERSING THROUGH SAID LOT, SOUTH 29 DEGREES 22 MINUTES 57 SECONDS WEST 341.59 FEET TO A MAG NAIL SET, PASSING A MAG NAIL SET AT 67.11 FEET;

THENCE CONTINUING THROUGH SAID LOT AND TRAVERSING INTO THE ABOVE SAID SNIDER TRACT (DEED BOOK 1110, PAGE 22), SOUTH 27 DEGREES 17 MINUTES 27 SECONDS WEST 184.46 FEET TO A MAG NAIL SET;

THENCE CONTINUING THROUGH SAID SNIDER TRACT THE FOLLOWING FIVE COURSES AND DISTANCES;

- 1) SOUTH 23 DEGREES 28 MINUTES 32 SECONDS WEST 236.94 FEET TO A GIN PIN SET;
- 2) SOUTH 08 DEGREES 47 MINUTES 45 SECONDS WEST 118.21 FEET TO AN IRON PIN SET;
- 3) NORTH 64 DEGREES 21 MINUTES 20 SECONDS WEST 26.12 FEET TO A POINT;
- 4) NORTH 08 DEGREES 47 MINUTES 45 SECONDS EAST 113.86 FEET TO A POINT;
- 5) NORTH 23 DEGREES 28 MINUTES 32 SECONDS EAST 187.87 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH SAID SNIDER TRACT, NORTH 23 DEGREES 28 MINUTES 32 SECONDS EAST 53.13 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH SAID SNIDER TRACT AND TRAVERSING INTO LOT 210 OF LICKING VIEW, NORTH 27 DEGREES 17 MINUTES 27 SECONDS EAST 185.75 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH SAID LOT, NORTH 29 DEGREES 22 MINUTES 57 SECONDS EAST, PASSING AN IRON PIN SET AT 277.83 FEET, A TOTAL DISTANCE OF 358.05 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 THE PREVIOUS SURVEY OF 5.226 MORE OR LESS ACRES BY W. J. BIEDENBACH (PS#5718), DATED MAY 13th, 1987.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 3rd DAY OF FEBRUARY 2004.

**OFFICE COPY
NOT RECORDABLE**
MICHAEL E. NICHOLS
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
2-25-2004

SURVEY FOR JACK SNIDER

AUDITORS PARCEL NUMBERS

17-17-84-02-09-000 (PART)-0.206 ± ACRES

17-17-96-01-09-001 (PART)-2.296 ± ACRES

BEING A PART OF LOT 210 OF LICKING VIEW (PLAT BOOK 5, PAGE 97 OF THE MUSKINGUM COUNTY PLAT RECORDS) AND A PART OF THE TRACT CONVEYED TO JACK AND DELORES SNIDER (DEED BOOK 1110, PAGE 22 OF THE MUSKINGUM COUNTY DEED RECORDS), SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 5.226 MORE OR LESS ACRES BY W. J. BIEDENBACH (PS#5718), DATED MAY 13th, 1987.

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ MAG NAIL SET
- GIN PIN SET

RESEARCH:

P. B. 5, PG. 97
VOL. 759, PG. 127
VOL. 851, PG. 105
MUSKINGUM CO. TAX MAP

SCALE 1"=120'
0 60 120 240

LOT 212
LICKING VIEW
SHIRLEY M. McAVOY
VOL. 825, PG. 56

LOT 211
LICKING VIEW
SHIRLEY M. McAVOY
VOL. 825, PG. 56

SOUTHWEST CORNER OF
LOT 210 OF LICKING VIEW
(PLAT BOOK 5, PAGE 97)

KESSLER CO.
VOL. 1800, PG. 555

JACK & DELORES SNIDER
VOL. 1110, PG. 22

JACK & DELORES SNIDER
VOL. 1110, PG. 22
2.296 ± ACRES
2.502 ± ACRES (TOTAL)

JACK & DELORES SNIDER
VOL. 1110, PG. 22

No.	BEARING	DISTANCE
1	S.29°22'57"W.	67.11'
2	S.29°22'57"W.	274.48'

JACK & DELORES SNIDER
VOL. 1110, PG. 22

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
2-25-2004

Lot Split
Approved

By *[Signature]*

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

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 3rd DAY OF FEBRUARY 2004.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL J. BIEDENBACH
REGISTERED SURVEYOR #6923

DRAWN BY:
AJS

DATE:
02-03-04

SCALE:
1"=120'

CHECKED BY:
MDN

JOB NO:
5016

DRAWING NO:
D:\5016\5016