

# 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) – 0.861 MORE OR LESS ACRES

17-17-96-01-09-001 (PART) – 1.362 MORE OR LESS ACRES

OFFICE COPY  
NOT RECORDABLE

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 AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 210 OF SAID 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, 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;

**THENCE** LEAVING THE NORTH LINE OF LOT 210 AND TRAVERSING THROUGH SAID LOT, SOUTH 29 DEGREES 22 MINUTES 57 SECONDS WEST 358.05 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 80.22 FEET;

**THENCE** CONTINUING THROUGH SAID LOT AND TRAVERSING INTO THE ABOVE SAID SNIDER TRACT (VOLUME 1110, PAGE 22), SOUTH 27 DEGREES 17 MINUTES 27 SECONDS WEST 185.75 FEET TO AN IRON PIN SET;

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

**THENCE** CONTINUING THROUGH SAID SNIDER TRACT, NORTH 66 DEGREES 31 MINUTES 28 SECONDS WEST 289.78 FEET TO AN IRON PIN SET ON THE EAST LINE OF A TRACT CONVEYED TO THE KESSLER COMPANY (VOLUME 1800, PAGE 555);

**THENCE** WITH THE EAST LINE OF SAID KESSLER TRACT, NORTH 24 DEGREES 28 MINUTES 51 SECONDS EAST 180.90 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTH LINE OF LOT 212 OF LICKING VIEW;

**THENCE** WITH THE SOUTH LINE OF LOT 212 AND LOT 211 OF LICKING VIEW, SOUTH 75 DEGREES 07 MINUTES 19 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 47.93 FEET, A TOTAL DISTANCE OF 243.05 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.223 MORE OR LESS ACRES (TOTAL) OF WHICH 0.861 MORE OR LESS ACRES ARE IN LOT 210 OF LICKING VIEW (PLAT BOOK 5, PAGE 97) AND 1.362 MORE OR LESS ACRES ARE IN A TRACT CONVEYED TO JACK AND DELORES SNIDER (VOLUME 1110, PAGE 22), SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

### ALSO THE FOLLOWING 50 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 LOT 210 OF LICKING VIEW, PASSING AN IRON PIN SET AT 423.17 FEET;

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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 59.37 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 325.12 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 54.00 FEET;**

**THENCE CONTINUING THROUGH SAID LOT AN TRAVERSING INTO A TRACT CONVEYED TO JACK AND DELORES SNIDER (VOLUME 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 THREE COURSES AND DISTANCES;**

- 1) SOUTH 23 DEGREES 28 MINUTES 32 SECONDS WEST 51.46 FEET TO A POINT;
- 2) NORTH 66 DEGREES 31 MINUTES 28 SECONDS WEST 50.00 FEET TO AN IRON PIN SET;
- 3) 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 210, 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 13<sup>th</sup>, 1987.

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

MICHAEL A. NICHOLS  
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY MSB

2-25-2004

# SURVEY FOR JACK SNIDER

## AUDITORS PARCEL NUMBERS

17-17-84-02-09-000 (PART)-0.861 ± ACRES

17-17-96-01-09-001 (PART)-1.362 ± 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

SCALE 1"=100'  
0 50 100 200

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

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

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

5/8" REBAR  
KESLER CO.  
VOL. 1800, PG. 555  
N. 24°28'51"E. 180.90'  
47.93'  
S. 75°07'19"E. 243.05'  
195.12'  
P.O.B.  
SOUTHWEST CORNER OF  
LOT 210 OF LICKING VIEW  
(PLAT BOOK 5, PAGE 97)

JACK & DELORES SNIDER  
VOL. 1110, PG. 22  
1.362 ± ACRES

2.223 ± ACRES (TOTAL)

JACK & DELORES SNIDER  
VOL. 1110, PG. 22

Lot Split  
Approved

BY

*[Signature]*

JACK & DELORES SNIDER  
VOL. 1110, PG. 22

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY

*[Signature]*  
2-25-2007

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

DRAWN BY:  
AJS

DATE:  
02-03-04

SCALE:  
1"=100'

CHECKED BY:  
MDN

JOB NO:  
5016

DRAWING NO:  
D:\5016\5016

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

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

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NOT RECORDABLE