

W. J. Biedenbach & Associates

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Zanesville, OH 43701

Surveying and Mapping

Telephone (614) 453-4850
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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 AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN 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 117.54 FEET TO A EXISTING IRON PIN (3/4 INCH PIPE); SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING WITH THE NORTH LINE OF SAID LOT SOUTH 89 DEGREES 37 MINUTES 54 SECONDS WEST 149.98 FEET TO AN IRON PIN SET; THENCE SOUTH 00 DEGREES 01 MINUTES 16 SECONDS WEST 10.31 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE BENT); THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST 345.29 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 150.15 FEET; THENCE NORTH 14 DEGREES 20 MINUTES 45 SECONDS EAST 382.49 FEET TO A IRON PIN SET; THENCE NORTH 10 DEGREES 18 MINUTES 40 SECONDS EAST 209.08 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE); THENCE SOUTH 70 DEGREES 36 MINUTES 19 SECONDS EAST 386.07 FEET TO A EXISTING IRON PIN (1/2 INCH PIPE); THENCE SOUTH 00 DEGREES 08 MINUTES 31 SECONDS WEST 437.02 TO THE PLACE OF BEGINNING.

CONTAINING 5.050 MORE OR LESS ACRES, SUBJECT TO AN ACCESS AND UTILITY EASEMENT CONVEYED TO MUSKINGUM COUNTY COMMISSIONERS BY DEED VOLUME 727 PAGE 289 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 4TH, 1983 DONE BY AHLERS, MOE & ASSOC., INC.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 19TH DAY OF SEPTEMBER, 1997.

W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY ALB
9-25-97

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.

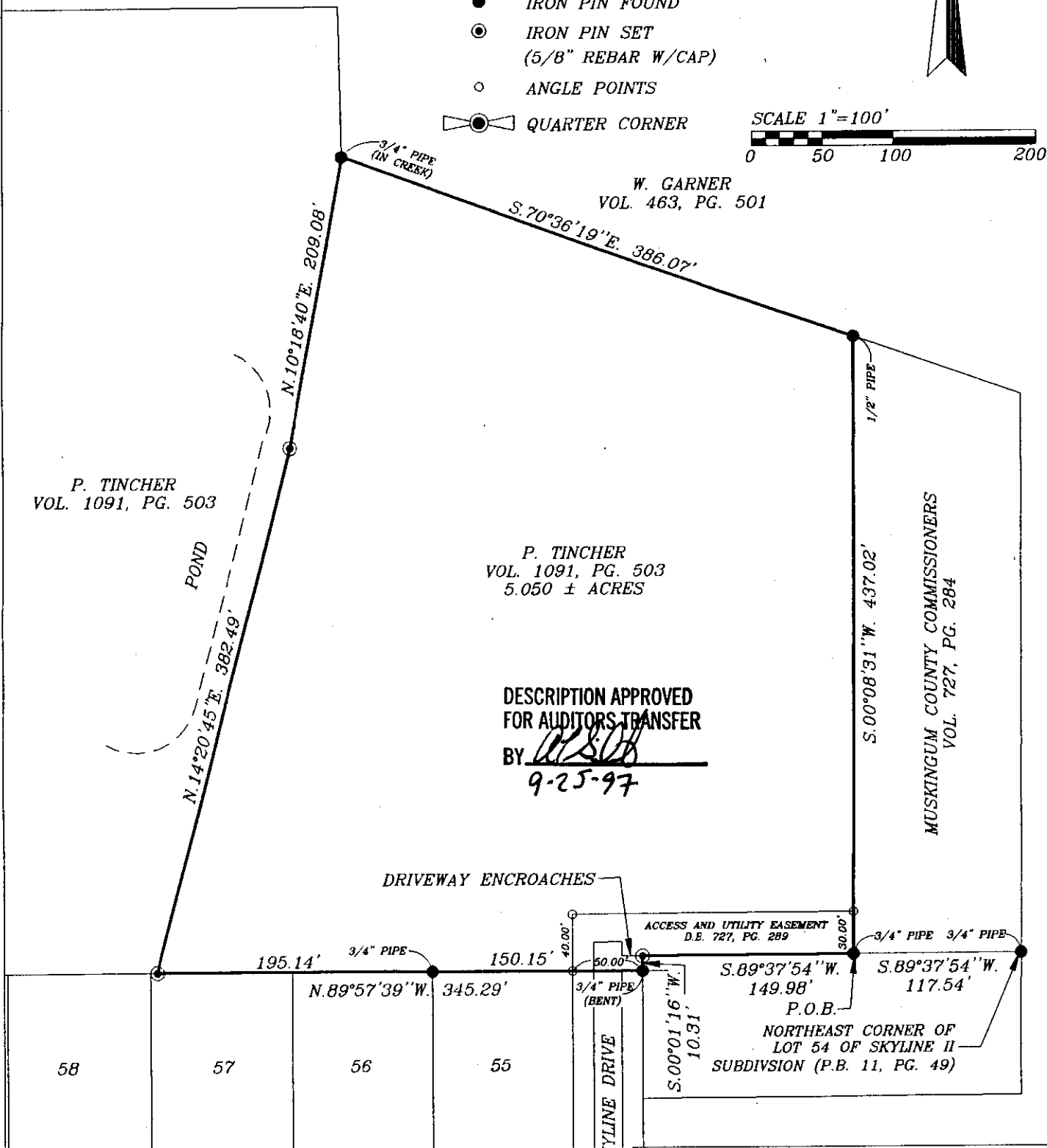
RESEARCH:

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

LEGEND

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

SCALE 1"=100'
0 50 100 200



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY WJB
9-25-97

DRIVEWAY ENCROACHES

ACCESS AND UTILITY EASEMENT
D.E. 727, PG. 289

S.89°37'54"W. 149.98'
S.89°37'54"W. 117.54'
P.O.B.
NORTHEAST CORNER OF
LOT 54 OF SKYLINE II
SUBDIVISION (P.B. 11, PG. 49)

SKYLINE II
P.B. 11, PG. 49

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

DRAWN BY: AJS	DATE: 09-19-97
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 4185	DRAWING NO: D:\4185\4185

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AND PREPARED BY ME,
THIS 19th DAY OF SEPTEMBER, 1997

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

OFFICE COPY
NOT RECORDABLE