

17-90-03-46-004
280 CHAPEL HILL RD

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
3120 LISA LANE, ZANESVILLE, OHIO 43701 (614)453-4850

J. BALL
PARCEL NUMBER 17-17-90-03-46-000 (PART)

OFFICE COPY
NOT RECORDABLE

BEING A PART OF A TRACT CONVEYED TO JAMES E. AND KAY I. BALL AS RECORDED IN DEED VOLUME 1008 PAGE 501 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE THIRD QUARTER OF TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE NORTHEAST CORNER OF SCENIC ACRES AS DELINEATED IN PLAT BOOK 10, PAGE 55 OF THE MUSKINGUM COUNTY PLAT RECORDS, SAID POINT BEING SOUTH 87 DEGREES 56 MINUTES 46 SECONDS EAST 20.00 FEET FROM THE NORTHEAST CORNER OF LOT NUMBER 1; THENCE SOUTH 00 DEGREES 53 MINUTES 19 SECONDS WEST 513.51 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD NUMBER 271 (CHAPEL HILL ROAD); THENCE SOUTH 00 DEGREES 42 MINUTES 31 SECONDS WEST 303.20 FEET TO A POINT IN THE CENTER OF SAID TOWNSHIP ROAD NUMBER 271; THENCE LEAVING THE CENTER OF SAID TOWNSHIP ROAD NUMBER 271 SOUTH 88 DEGREES 26 MINUTES 30 SECONDS EAST 20.00 FEET TO AN EXISTING IRON PIN (5/8 REBAR) ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TOWNSHIP ROAD NUMBER 271; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 22 DEGREES 34 MINUTES 13 SECONDS EAST 100.32 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 41.59 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 09 SECONDS WEST 94.56 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON SAID RIGHT-OF-WAY LINE, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 46.05 FEET; THENCE SOUTH 27 DEGREES 37 MINUTES 16 SECONDS EAST 58.50 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SAID RIGHT-OF-WAY LINE, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED: THENCE LEAVING THE SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 17 MINUTES 29 SECONDS EAST 237.23 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 00 DEGREES 42 MINUTES 31 SECONDS WEST 37.79 FEET TO AN IRON PIN SET; THENCE NORTH 89 DEGREES 39 MINUTES 19 SECONDS EAST 134.79 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTHERLY LINE OF THE ABOVE SAID JAMES E. BALL TRACT; THENCE WITH THE WESTERLY LINE OF A TRACT CONVEYED TO H. AND B. KIRK BY DEED RECORDED IN VOLUME 830, PAGE 22 OF THE SAID COUNTY RECORDS, SOUTH 04 DEGREES 55 MINUTES 28 SECONDS WEST 189.71 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE ABOVE SAID TOWNSHIP ROAD 271 RIGHT-OF-WAY LINE; THENCE WITH THE SAID RIGHT-OF-WAY LINE, NORTH 74 DEGREES 17 MINUTES 41 SECONDS WEST 226.88 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE CONTINUING WITH THE SAID RIGHT-OF-WAY LINE, NORTH 46 DEGREES 06 MINUTES 44 SECONDS WEST 137.41 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE CONTINUING WITH THE SAID RIGHT-OF-WAY LINE, NORTH 27 DEGREES 37 MINUTES 16 SECONDS WEST 81.54 FEET TO THE PLACE OF BEGINNING.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

1-9-96

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
3120 LISA LANE, ZANESVILLE, OHIO 43701 (614)453-4850

CONTAINING 1.215 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE
EASEMENTS.

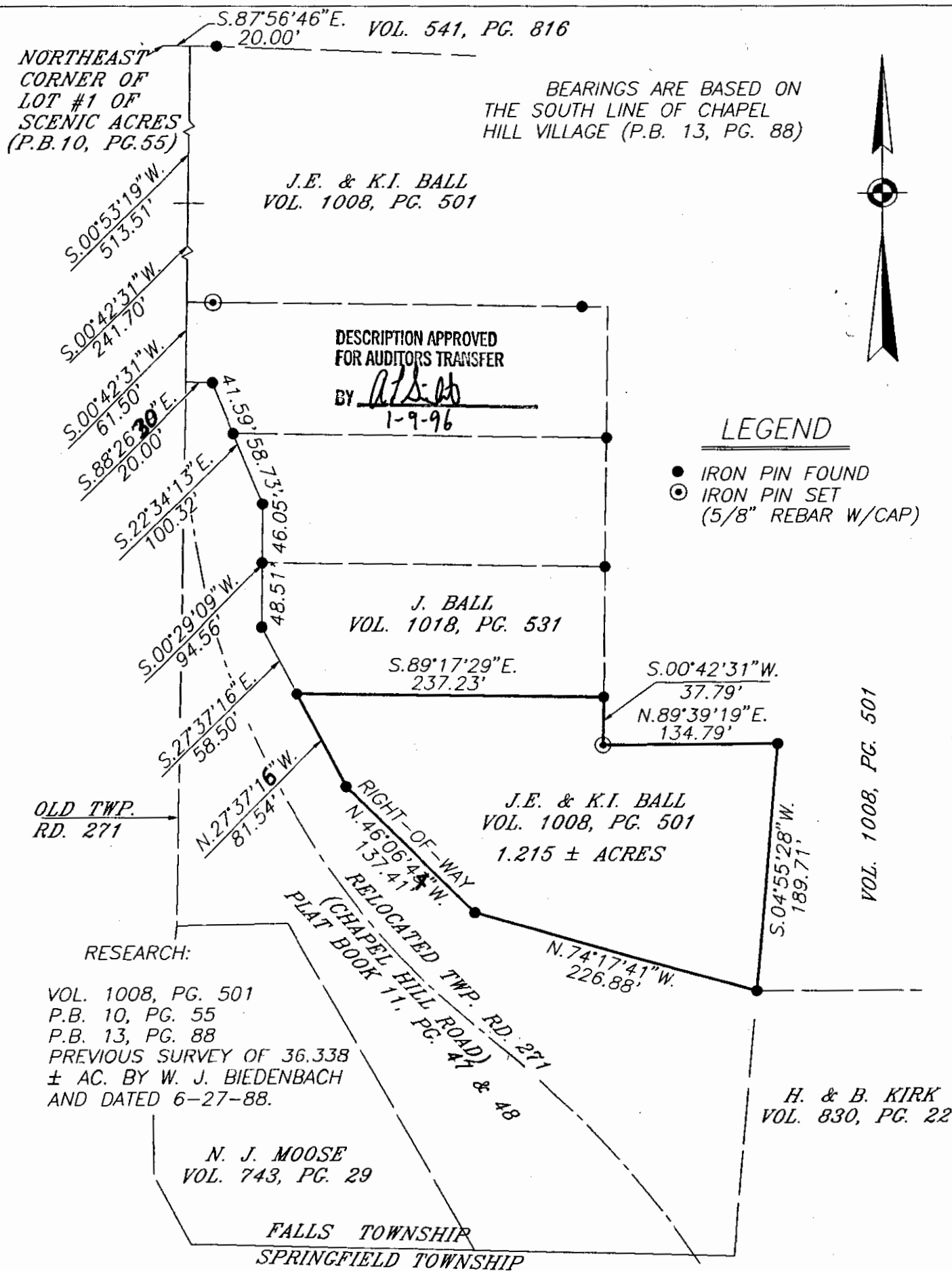
BEARINGS ARE BASED ON THE SOUTH LINE OF CHAPEL HILL VILLAGE
(PLAT BOOK 13, PAGE 88).

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC
IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 4TH DAY OF
JANUARY 1996.

W. J. BIEDENBACH
REGISTERED SURVEYOR 18
D3354-V J. BALL
**OFFICE COPY
NOT RECORDABLE**

106.66 35% 150 52'07



BEING A PART OF THE 3rd QUARTER, OF TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP MUSKINGUM COUNTY, OHIO.

AUDITORS PARCEL NUMBER
17-17-90-03-46-000 (PART)

SCALE 1"=100'

0 50 100 200

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 4th DAY OF JANUARY, 1996.

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

DRAWN BY:
MDN

DATE:
1-04-96

SCALE:
1"=100'

CHECKED BY:
WJB

Plot date: 01/08/96 at 15:04
File name: C:/ACAD12/DWG/3954

OFFICE COPY
NOT RECORDABLE

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718