

23-80-23-07-004  
2875 MAPLE BROOK RD

**W. J. BIEDENBACH AND ASSOCIATES**

SURVEYING AND MAPPING  
3120 LISA LANE  
ZANESVILLE, OHIO 43701  
(614) 453-4850  
FAX (614) 450-1000

J. CLEMENSON  
VOLUME 1036, PAGE 253  
AUDITORS PARCEL NUMBER 23-23-80-23-07-000 (PART)

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 23; THENCE SOUTH 01 DEGREES 38 MINUTES 49 SECONDS WEST 366.30 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD NUMBER 436 (MOOSE EYE ROAD), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 347.53 FEET; THENCE SOUTH 53 DEGREES 18 MINUTES 55 SECONDS WEST 157.51 FEET TO A POINT IN THE CENTER OF SAID ROAD; THENCE LEAVING THE SAID ROAD, SOUTH 06 DEGREES 52 MINUTES 07 SECONDS EAST 854.54 FEET TO AN IRON PIN SET, PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 20.00 FEET AND 417.94 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 46 SECONDS EAST 23.00 FEET TO AN IRON PIN SET ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH 41 DEGREES 47 MINUTES 45 SECONDS EAST 428.65 FEET TO AN IRON PIN SET; THENCE NORTH 37 DEGREES 50 MINUTES 35 SECONDS EAST 587.52 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD NUMBER 187 (MAPLE BROOK ROAD), PASSING AN IRON PIN SET AT 568.17 FEET; THENCE SOUTH 35 DEGREES 54 MINUTES 26 SECONDS EAST 136.02 FEET TO A POINT IN THE CENTER OF SAID ROAD; THENCE SOUTH 35 DEGREES 08 MINUTES 57 SECONDS EAST 228.14 FEET TO A POINT IN THE CENTER OF SAID ROAD; THENCE LEAVING THE SAID ROAD, SOUTH 37 DEGREES 52 MINUTES 16 SECONDS WEST 1405.43 FEET TO AN IRON PIN SET ON THE WEST LINE OF THE ABOVE SAID SOUTHWEST QUARTER, PASSING IRON PINS SET AT 19.11 FEET AND 649.41 FEET; THENCE WITH THE SAID WEST LINE, NORTH 00 DEGREES 30 MINUTES 34 SECONDS EAST 622.64 FEET TO THE PLACE OF BEGINNING.

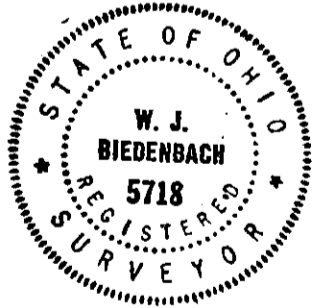
CONTAINING 10.000 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF TOWNSHIP ROAD 187 AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718PS6923)

BEARINGS ARE BASED ON A PREVIOUS SURVEY OF 62.996 MORE OR LESS ACRES IN SECTION 23, AND SECTION 24 (B. LAKE, VOLUME 1075, PAGE 137 OF THE MUSKINGUM COUNTY DEED RECORDS).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 7TH DAY OF NOVEMBER 1996.

**OFFICE COPY**  
**NOT RECORDABLE**  
W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718



DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY W. J. Biedenbach  
11-19-96

4067 LABAKI

# LEGEND

- IRON PIN FOUND
- IRON PIN SET  
(5/8" X 30" REBAR WITH PLASTIC ID CAPS "BIEDENBACH PS5718 - PS6923")
- ANGLE POINTS
- ⊗ QUARTER CORNER



AUD. PAR. NO. 23-23-80-23-07-000 (PART)

S.53°18'55"W.  
157.51'  
E TOWNSHIP ROAD 436  
(MOOSE EYE ROAD)

NORTHWEST CORNER  
SOUTHWEST QUARTER  
SECTION 23

S.01°38'49"W. 366.30'  
347.53'  
18.77'

ROBERT HOWELL

SECTION 24  
SECTION 23

VOL. 1036, PG. 253

FLOYD ACKERMAN  
VOL. 593, PG. 224

S.06°52'07"E. 854.54'

J. CLEMENSON  
VOL. 1036, PG. 253

N.37°50'36"E. 587.52'  
568.17'

S.35°54'26"E.  
136.02'  
19.35'

S.35°08'57"E.  
228.14'

E TOWNSHIP ROAD 187  
(MAPLE BROOK ROAD)

J. CLEMENSON  
VOL. 1036, PG. 253  
10.000± ACRES

630.30'

VOL. 1036, PG. 253

S.89°22'46"E.  
23.00'

P.O.B.

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY *[Signature]*

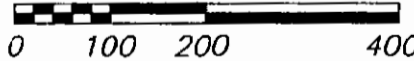
11-19-96

### RESEARCH

- VOL. 611, PG. 274
- VOL. 1029, PG. 35
- VOL. 1036, PG. 253
- VOL. 1046, PG. 497
- PREVIOUS SURVEY OF 62.996± AC.
- G. LAKE DATED DECEMBER 29, 1992
- MUSKINGUM COUNTY TAX MAPS.

BEARINGS ARE BASED ON A PREVIOUS SURVEY  
OF 62.996± ACRES IN SECTION 23 & SECTION 24  
(BLAKE, VOL. 1075, PG. 137 OF THE MUSKINGUM  
COUNTY DEED OF RECORDS)

SCALE 1"=200'

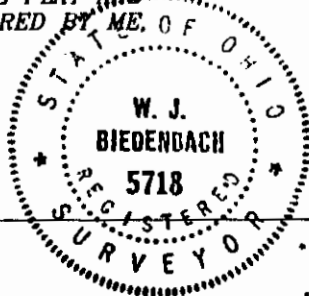


BEING A PART OF THE SOUTHWEST QUARTER  
OF SECTION 23, TOWNSHIP 2, RANGE 5, OF THE  
UNITED STATES MILITARY LANDS, HIGHLAND  
TOWNSHIP, MUSKINGUM COUNTY, OHIO.

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME, OF  
THE 6th DAY OF NOVEMBER, 1996.

**OFFICE COPY  
NOT RECORDABLE**

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718



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

DRAWN BY: AJS	DATE: 11-07-96
SCALE: 1"=200'	CHECKED BY: WJB
JOB NO: 4067	DRAWING NO: D:\3928\3928