

23-80-23-07-006
2900 MAPLE BROOK RD

W. J. Biedenbach & Associates

3120 Lisa Lane
Zanesville, OH 43701

Surveying and Mapping

Telephone (614) 453-4850
Fax (614) 450-1000

J. CLEMENSON

AUDITORS PARCEL NUMBER 23-23-80-23-06-000 (PART) 0.507 more or less acres
AUDITORS PARCEL NUMBER 23-23-80-23-07-000 (PART) 4.124 more or less acres

BEING A PART OF THE WEST HALF 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 WITH THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, SOUTH 89 DEGREES 29 MINUTES 11 SECONDS EAST 692.34 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF A 0.618 MORE OR LESS ACRE TRACT CONVEYED TO M. AND C. SWACKHAMMER BY DEED RECORDED IN VOLUME 1120, PAGE 548 OF THE MUSKINGUM COUNTY DEED RECORDS, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 505.27 FEET; THENCE WITH THE EAST LINE OF THE SAID 0.618 ACRE TRACT AND THE NORTHERLY LINE OF A 5.749 MORE OR LESS ACRE TRACT CONVEYED TO M. AND C. SWACKHAMMER BY DEED RECORDED IN VOLUME 1116, PAGE 610 OF THE SAID COUNTY RECORDS, NORTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 112.86 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE CONTINUING WITH THE NORTH LINE OF THE SAID 5.749 MORE OR LESS ACRE TRACT (AND THE SOUTH LINE OF A TRACT CONVEYED TO P. BLACKSTONE BY DEED RECORDED IN VOLUME 1029, PAGE 35 OF THE SAID COUNTY RECORDS), SOUTH 88 DEGREES 42 MINUTES 47 SECONDS EAST 603.50 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING SOUTH 88 DEGREES 42 MINUTES 47 SECONDS EAST 150.00 FEET, ALONG THE SOUTH LINE OF THE ABOVE SAID BLACKSTONE TRACT, TO AN IRON PIN SET; THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE J. CLEMENSON TRACT AS RECORDED IN DEED VOLUME 1036, PAGE 253 OF THE SAID COUNTY RECORDS, THE NEXT THREE COURSES AND DISTANCES:

- 1) SOUTH 23 DEGREES 58 MINUTES 42 SECONDS WEST 306.37 FEET TO AN IRON PIN SET;
 - 2) SOUTH 55 DEGREES 41 MINUTES 50 SECONDS WEST 564.85 FEET TO AN IRON PIN SET;
 - 3) SOUTH 53 DEGREES 55 MINUTES 55 SECONDS WEST 188.10 FEET TO A POINT, SAID POINT BEING IN THE CENTER OF TOWNSHIP ROAD 187 (MAPLE BROOK ROAD), PASSING AN IRON PIN SET AT 161.23 FEET;
- THENCE WITH THE CENTER OF SAID ROAD, NORTH 35 DEGREES 54 MINUTES 26 SECONDS WEST 197.01 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF A 6.404 MORE OR LESS ACRE TRACT; THENCE CONTINUING WITH THE SAID ROAD NORTH 34 DEGREES 53 MINUTES 23 SECONDS WEST 1.31 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF THE ABOVE SAID 5.749 MORE OR LESS ACRE TRACT (VOLUME 1116, PAGE 610); THENCE WITH THE SOUTH LINE OF THE SAID 5.749 MORE OR LESS ACRE TRACT, NORTH 52 DEGREES 07 MINUTES 46 SECONDS EAST 898.75 FEET TO THE PLACE OF BEGINNING, PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 25.00 FEET AND 292.75 FEET.

CONTAINING 4.631 MORE OR LESS ACRE TOTAL (0.507 MORE OR LESS ACRES IN THE NORTHWEST QUARTER AND 4.124 MORE OR LESS ACRES IN THE SOUTHWEST QUARTER)

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

THE BEARINGS ARE BASED ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SECTION 23 (DEED VOLUME 1075, PAGE 137).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 13th DAY OF AUGUST, 1997.

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

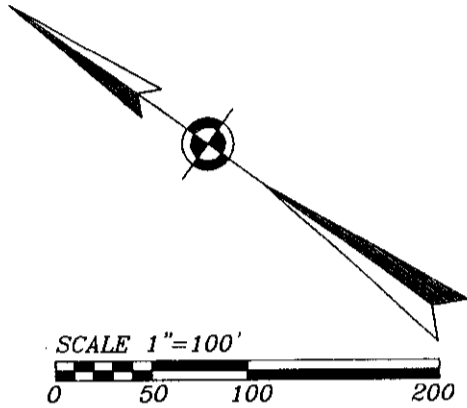
DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY K. Buckley
8-14-97

SURVEY FOR MARK SWACKHAMMER

AUDITORS PARCEL NUMBER

23-23-80-23-06-000 (PART) 0.507 ± ACRES

23-23-80-23-07-000 (PART) 4.124 ± ACRES



LEGEND

M. & C. SWACKHAMMER
VOL. 1120, PG. 548
0.618 ± ACRES

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

RESEARCH:

- VOL. 1120, PG. 548
- VOL. 1116, PG. 610
- VOL. 1029, PG. 35
- VOL. 1036, PG. 253
- VOL. 1116, PG. 398
- MUSKINGUM CO. TAX MAP

M. & C. SWACKHAMMER
VOL. 1116, PG. 610
5.749 ± ACRES

J. CLEMENSON
VOL. 1036, PG. 253
4.631 ± ACRES (TOTAL)
0.507 ± ACRES (N.W. QTR.)
4.124 ± ACRES (S.W. QTR.)

J. CLEMENSON
VOL. 1036, PG. 253

NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF
SECTION 23

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

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.00°00'08"E.
ALONG THE WEST LINE OF SECTION 23 (VOL. 1075, PG. 137)

**DESCRIPTION APPROVED
FOR AUDITORS TRANSFER**

BY K. Buckley
8-14-97

⊠ TOWNSHIP ROAD 187
(MAPLE BROOK ROAD)

R. HOWELL
VOL. 1116, PG. 398

N.35°54'26"W. 197.01'
4.941 ± ACRES

N. LABAKI
VOL. 1129, PG. 697

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

DRAWN BY: AJS	DATE: 08-13-97
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 4182	DRAWING NO: D:\4182\4182

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 13th DAY OF AUGUST, 1997

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