

Biedenbach Surveying, Inc.

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Surveying and Mapping

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**SHARON WINCE
AUDITORS PARCEL NUMBER
25-25-16-04-22-000 (PART)
TO BE COMBINED WITH 25-25-16-04-22-002**

BEING A PART OF A TRACT CONVEYED TO SHARON A. WINCE, TRUSTEE BY DEED VOLUME 1504, PAGE 103 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN SECTION 4, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 15 OF HEATHER HILL SUBDIVISION (PLAT BOOK 14, PAGE 99 OF THE MUSKINGUM COUNTY PLAT RECORDS);

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO E.E. WINCE (VOLUME 1118, PAGE 86 OF THE MUSKINGUM COUNTY DEED RECORDS) ALSO THE WEST LINE OF J. YOUNG (VOLUME 1833, PAGE 386), SOUTH 00 DEGREES 04 MINUTES 45 SECONDS EAST 44.56 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID EAST LINE AND WITH THE SOUTH LINE OF THE SAID E.E. WINCE TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 71 DEGREES 34 MINUTES 07 SECONDS WEST 293.59 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. NORTH 27 DEGREES 43 MINUTES 20 SECONDS WEST 211.48 FEET TO A POINT, SAID POINT BEING SOUTH 48 DEGREES 11 MINUTES 14 SECONDS WEST 9.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE EASTERLY LINE OF A TRACT CONVEYED TO D.L. AND C.M. LEWIS (VOLUME 1118, PAGE 83), SOUTH 48 DEGREES 11 MINUTES 14 SECONDS WEST 116.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE TRAVERSING INTO A TRACT CONVEYED TO S.A. WINCE, TRUSTEE (VOLUME 1504, PAGE 103) THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 48 DEGREES 11 MINUTES 14 SECONDS WEST 257.22 FEET TO AN IRON PIN SET;
2. NORTH 20 DEGREES 54 MINUTES 15 SECONDS WEST 585.00 FEET TO AN IRON PIN SET;
3. NORTH 88 DEGREES 11 MINUTES 23 SECONDS EAST 156.57 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE WESTERLY LINE OF THE ABOVE SAID LEWIS TRACT, SOUTH 32 DEGREES 42 MINUTES 13 SECONDS EAST 451.53 FEET TO THE PLACE OF BEGINNING;

CONTAINING 2.310 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE REPLAT OF HEATHER HILLS SUBDIVISION AND THE PREVIOUS SURVEY OF A 68.456 MORE OR LESS ACRE TRACT AS SURVEYED BY W.J. BIEDENBACH PS5718, DATED MARCH 16TH, 1995.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 22ND DAY OF MAY 2008, FROM A FIELD SURVEY COMPLETED THE 19TH DAY OF MAY 2008.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



DESCRIPTION
APPROVED
BY

[Signature] 5/30/08

**APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

[Signature]
6/4/08
Date

Fee Paid

SURVEY FOR SHARON WINCE

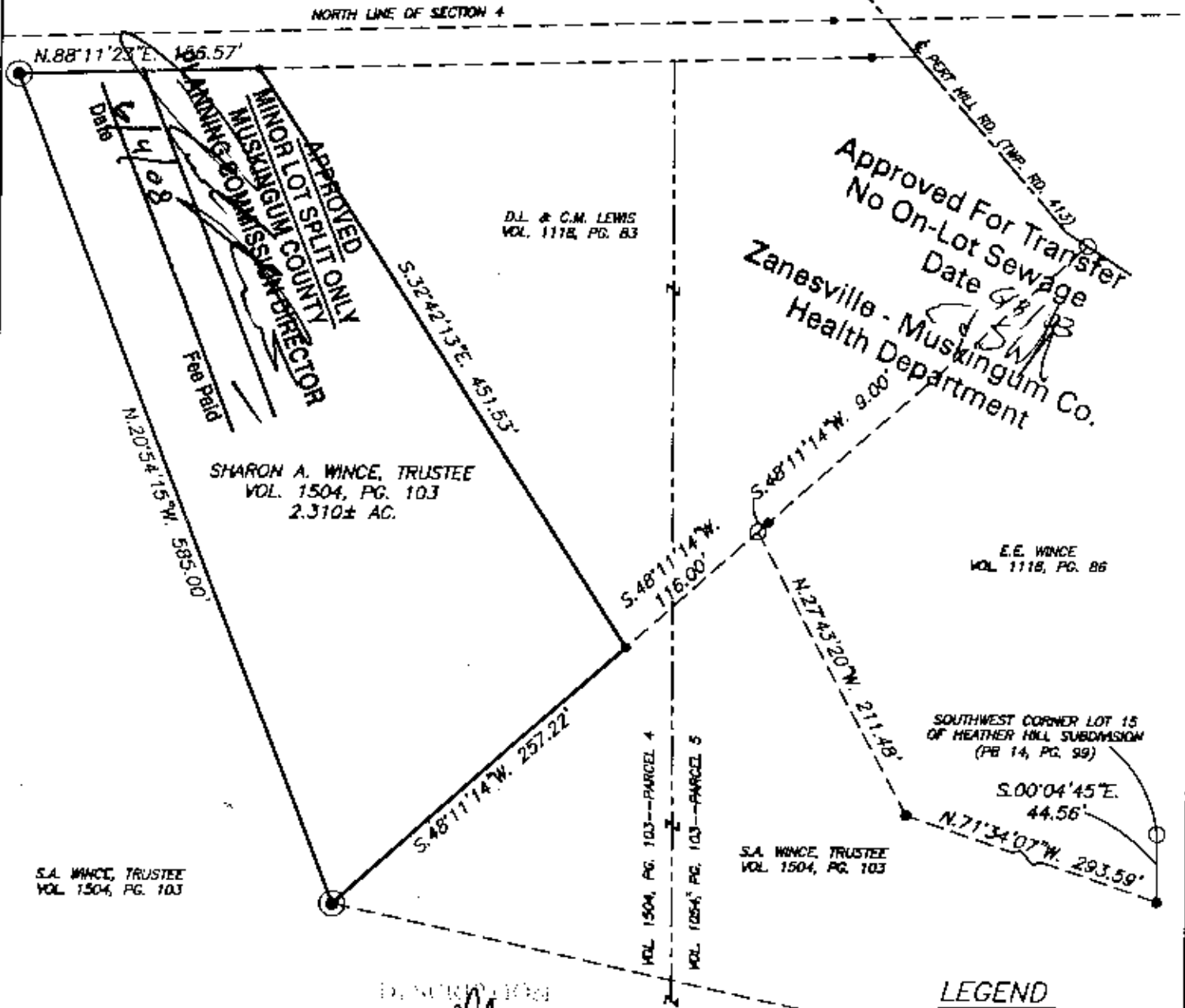
AUDITORS PARCEL NUMBER
25-25-16-04-22-000 (PART)
TO BE COMBINED WITH 25-25-16-04-22-002

BEING A PART OF A TRACT CONVEYED TO SHARON A. WINCE, TRUSTEE BY DEED
RECORDED IN VOLUME 1504, PAGE 103 OF THE MUSKINGUM COUNTY DEED RECORDS.
SITUATED IN SECTION 4, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS,
HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE REPLAT OF HEATHER HILLS SUBDIVISION AND THE PREVIOUS
SURVEY OF A 68.456± ACRE TRACT AS SURVEYED BY W.J. BIEDENBACH PS5718, DATED
MARCH 16th, 1995.



NOT TO BE USED AS A SEPARATE BUILDING SITE OR
TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE
WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE
WITH APPLICABLE SUBDIVISION REGULATIONS.



Approved For Transfer
No On-Lot Sewage
Date 4/8/08
Zanesville - Muskingum Co.
Health Department

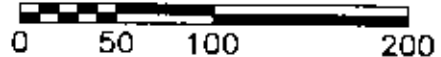
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEYS OF TWO 2,690 AC. TRACTS
COMPLETED MARCH 16, 1995 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 68.456± AC. TRACT
COMPLETED MARCH 16, 1995 BY W.J. BIEDENBACH PS5718

LEGEND

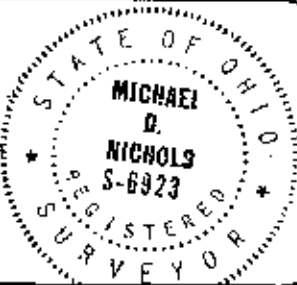
- EXISTING IRON PIN (5/8" REBAR UNLESS OTHERWISE INDICATED)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=100'



I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 22nd DAY OF MAY, 2008, FROM A FIELD
SURVEY COMPLETED THE 15th DAY OF MAY 2008.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS,
RIGHT OF WAYS, OR RESTRICTIONS, WHETHER
RECORDED OR IMPLIED. THIS PLAT IS INTENDED
FOR THE LEGAL TRANSFER OF THE PROPERTY
SHOWN AND DOES NOT INTEND TO SHOW ANY
OR ALL OF THE EASEMENTS, RIGHT OF WAYS,
RESTRICTIONS OR ENCROACHMENTS UNLESS
OTHERWISE INDICATED.

BIEDENBACH SURVEYING, INC.

3010 EAST PINE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: biedenbach@ee.net

DRAWN BY: JWL

DATE: 5-20-08

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5338

DRAWING NO:

C:\WORKFOLDERS\5338\5338.dwg