

Biedenbach Surveying, Inc.

3010 East Pike
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850
Fax (740) 450-1000

35-06-01-30-004
35-06-01-29

VALLI-VUE HEIGHTS, INC
AUDITORS PARCEL NUMBER
35-35-06-01-30-000 (PART)-1.133 MORE OR LESS ACRES
35-35-06-01-29-000 (ALL-LOT 42)-0.505 MORE OR LESS ACRES

BEING ALL LOT 42 OF VALLI-VUE HEIGHTS NO. 4 AS RECORDED IN PLAT BOOK 15, PAGE 39 AND 40 OF THE MUSKINGUM COUNTY PLAT RECORDS AND A PART OF THE TRACT CONVEYED TO VALLI VUE HEIGHTS, INC. BY DEED RECORDED IN VOLUME 815, PAGE 188 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 9, OF THE UNITED STATES MILITARY LANDS, LICKING TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (1" INCH PIPE) AT THE SOUTHEAST CORNER OF LOT 42 OF THE ABOVE SAID VALLI-VUE HEIGHTS NO. 4;

THENCE WITH THE NORTH LINE OF JAMES ROAD, NORTH 51 DEGREES 39 MINUTES 20 SECONDS WEST 260.00 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID NORTH LINE AND TRAVERSING THROUGH THE ABOVE SAID VALLI-VUE HEIGHTS, INC. TRACT, NORTH 38 DEGREES 41 MINUTES 17 SECONDS EAST 208.19 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) AT THE SOUTHWEST CORNER OF LOT 19 OF VALLI-VUE HEIGHTS NO. 2 (PLAT BOOK 14, PAGE 11);

THENCE WITH SOUTH LINE OF VALLI-VUE HEIGHTS NO. 2 (LOTS 19, 18 AND 17), SOUTH 79 DEGREES 00 MINUTES 43 SECONDS EAST 291.69 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTH LINE OF LOT 17, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 175.05 FEET;

THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO D. AND J. SENSIBAUGH (DEED VOLUME 1106, PAGE 59) AND THE EAST LINE OF LOT 42, SOUTH 38 DEGREES 23 MINUTES 52 SECONDS WEST 342.22 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.638 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE NORTH LINE OF JAMES ROAD AS RECORDED IN PLAT BOOK 15, PAGE 39 AND 40 OF THE MUSKINGUM COUNTY PLAT RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 16TH DAY OF JUNE 2006.

OFFICE COPY
NOT RECORDABLE
REGISTERED



APPROVED FOR CLOSURE

A.L. Seaman
6-27-2006

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY A.L. Seaman
6-27-2006

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

SURVEY FOR JIM KING

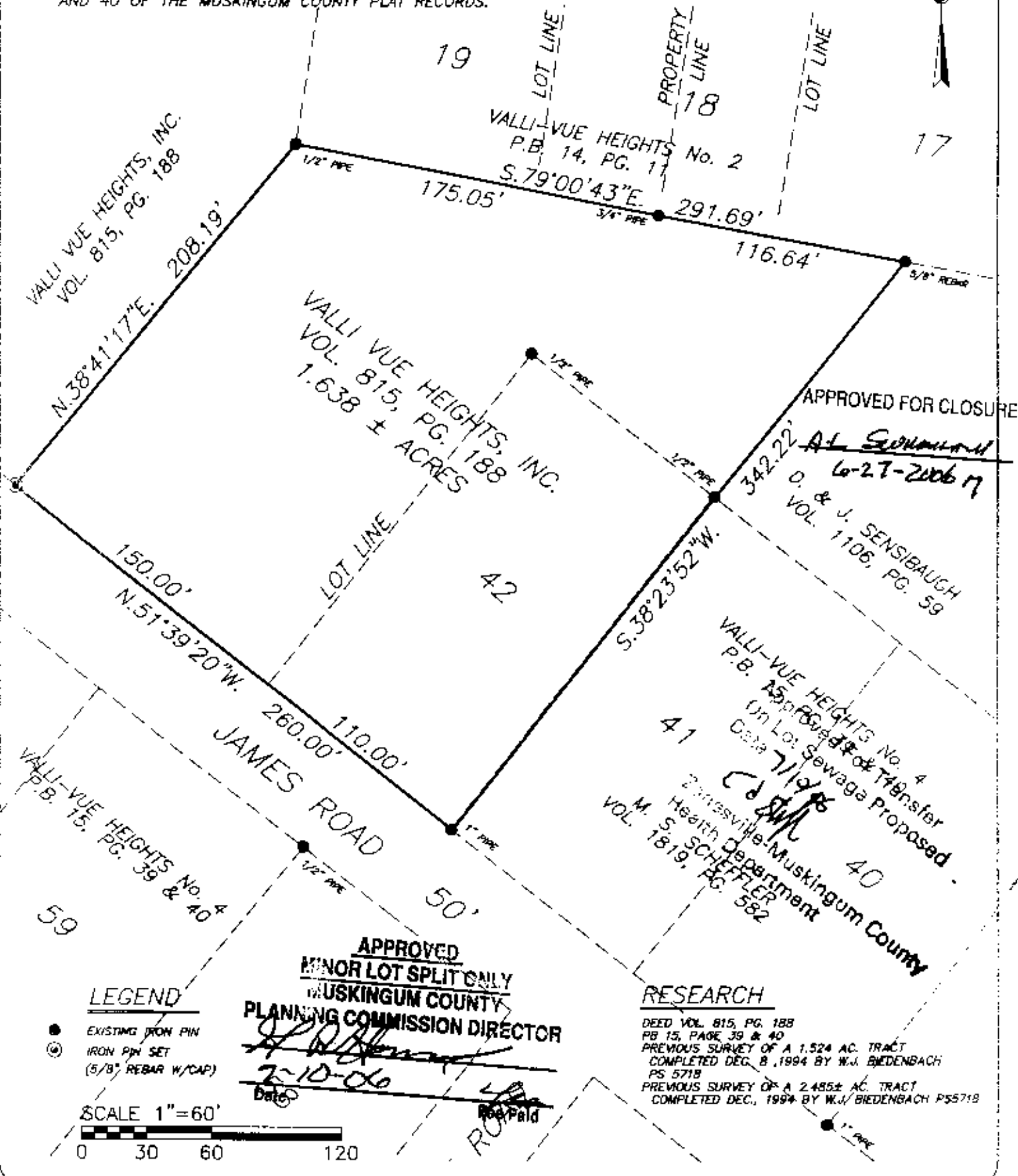
BY AL Schmitt
6-27-2006

AUDITORS PARCEL NUMBER

35-35-06-01-30-000 (PART)-1.133 ± ACRES
35-35-06-01-29-000 (LOT 42-ALL)-0.505 ± ACRES

BEING LOT 42 OF VALLI-VUE HEIGHTS NO. 4 AS RECORDED IN PLAT BOOK 15, PAGES 39 & 40, AND A PART OF THE TRACT CONVEYED TO VALLI VUE HEIGHTS, INC. BY DEED RECORDED IN VOLUME 815, PAGE 188, SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 9, OF THE UNITED STATES MILITARY LANDS, LICKING TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE NORTH LINE OF JAMES ROAD AS RECORDED IN PLAT BOOK 15, PAGES 39 AND 40 OF THE MUSKINGUM COUNTY PLAT RECORDS.



APPROVED FOR CLOSURE
AL Schmitt
6-27-2006

O. & J. SENSIBAUGH
VOL. 1106, PG. 59

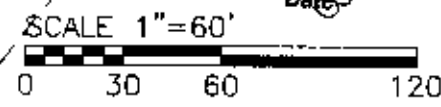
VALLI-VUE HEIGHTS No. 4
P.B. 15, PG. 39 & 40
On Lot Sewage Proposed
Data 7/19/06
Zanesville, Muskingum County
Health Department
M. S. SCHEFFLER
VOL. 1819, PG. 582

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
2-10-06
Date

RESEARCH
DEED VOL. 815, PG. 188
PB 15, PAGE 39 & 40
PREVIOUS SURVEY OF A 1.524 AC. TRACT
COMPLETED DEC. 8, 1994 BY W.J. BIENENBACH
PS 5718
PREVIOUS SURVEY OF A 2.485± AC. TRACT
COMPLETED DEC., 1994 BY W.J. BIENENBACH PS5718

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 16th DAY OF JUNE, 2006.

OFFICE COPY NOT RECORDABLE
MICHAEL D. NICKOLS
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 PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-430-1000, email: biedenbach@es.net

DRAWN BY: MDN	DATE: 06-16-06	SCALE: 1"=60'
CHECKED BY: MDN	JOB NO: 5217	DRAWING NO: C:\JOB\FOLDERS\5217