

56-70-17-14-003
5630 WEST RD
W. J. Biedenbach & Associates

3120 Lisa Lane
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850
Fax (740) 450-1000
e-mail biedenbach@ee.net

Exception:

JANET BROCKWELL
VOLUME 1089, PAGE 61
AUDITORS PARCEL NUMBER 56-56-70-17-14-001 (PART)

BEING A PART OF THE SOUTHEAST QUARTER SECTION 17, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EXISTING STONE AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF SECTION 17;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, SOUTH 03 DEGREES 16 MINUTES 55 SECONDS WEST 812.54 FEET TO AN EXISTING STONE AT THE NORTHWEST CORNER OF THE 110 ACRE TRACT DESCRIBED IN DEED VOLUME 775, PAGE 146 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE ALONG THE WEST LINE OF THE 110 ACRE TRACT, SOUTH 03 DEGREES 09 MINUTES 09 SECONDS WEST 257.36 FEET TO AN EXISTING IRON PIN (5/8 REBAR);

THENCE LEAVING THE SAID WEST LINE, NORTH 86 DEGREES 57 MINUTES 33 SECONDS WEST 967.92 FEET TO AN IRON PIN, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE SOUTH 14 DEGREES 34 MINUTES 20 SECONDS WEST 136.72 FEET TO AN IRON PIN;

THENCE SOUTH 11 DEGREES 24 MINUTES 00 SECONDS WEST 122.20 FEET TO AN IRON PIN;

THENCE NORTH 80 DEGREES 06 MINUTES 35 SECONDS WEST 212.87 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 358 (WEST ROAD), PASSING AN IRON PIN AT 181.66 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD THE NEXT 4 COURSES AND DISTANCES:

- 1) NORTH 43 DEGREES 52 MINUTES 50 SECONDS EAST 23.65 FEET TO A POINT;
- 2) NORTH 32 DEGREES 14 MINUTES 50 SECONDS EAST 29.82 FEET TO A POINT;
- 3) NORTH 24 DEGREES 27 MINUTES 50 SECONDS EAST 76.68 FEET TO A POINT;
- 4) NORTH 27 DEGREES 28 MINUTES 30 SECONDS EAST 125.41 FEET TO A POINT, SAID POINT BEING SOUTH 86 DEGREES 57 MINUTES 33 SECONDS EAST 157.11 FEET FROM AN EXISTING IRON PIN (5/8" REBAR);

THENCE LEAVING THE SAID ROAD, SOUTH 86 DEGREES 57 MINUTES 33 SECONDS EAST 146.54 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.987 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF COUNTY ROAD 358 (WEST ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

ALSO THE FOLLOWING 12 FOOT WIDE INGRESS AND EGRESS EASEMENT:

BEING A PART OF THE SOUTHEAST QUARTER SECTION 17, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EXISTING STONE AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF SECTION 17;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, SOUTH 03 DEGREES 16 MINUTES 55 SECONDS WEST 812.54 FEET TO AN EXISTING STONE AT THE NORTHWEST CORNER OF THE 110 ACRE TRACT DESCRIBED IN DEED VOLUME 775, PAGE 146 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE ALONG THE SAID WEST LINE OF THE 110 ACRE TRACT, SOUTH 03 DEGREES 09 MINUTES 09 SECONDS WEST 257.36 FEET TO AN EXISTING IRON PIN (5/8 REBAR);

THENCE LEAVING THE SAID WEST LINE, NORTH 86 DEGREES 57 MINUTES 33 SECONDS WEST 967.92 FEET TO AN IRON PIN SET;

W. J. Biedenbach & Associates

3120 Lisa Lane
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850
Fax (740) 450-1000
e-mail biedenbach@ee.net

THENCE SOUTH 14 DEGREES 34 MINUTES 20 SECONDS WEST 136.72 FEET TO AN IRON PIN;

THENCE SOUTH 11 DEGREES 24 MINUTES 00 SECONDS WEST 122.20 FEET TO AN IRON PIN;

THENCE NORTH 80 DEGREES 06 MINUTES 35 SECONDS WEST 153.06 FEET TO A POINT. SAID POINT BEING THE CENTERLINE OF A 12 FOOT WIDE EASEMENT. SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT:

THENCE WITH THE CENTER OF THE 12 FOOT WIDE EASEMENT THE FOLLOWING 7 COURSES AND DISTANCES:

- 1) SOUTH 74 DEGREES 18 MINUTES 25 SECONDS WEST 11.14 FEET TO A POINT;
- 2) SOUTH 49 DEGREES 39 MINUTES 30 SECONDS WEST 18.42 FEET TO A POINT;
- 3) SOUTH 22 DEGREES 57 MINUTES 20 SECONDS WEST 37.50 FEET TO A POINT;
- 4) SOUTH 40 DEGREES 01 MINUTES 20 SECONDS WEST 17.63 FEET TO A POINT;
- 5) NORTH 74 DEGREES 56 MINUTES 25 SECONDS WEST 31.33 FEET TO A POINT;
- 6) NORTH 43 DEGREES 03 MINUTES 30 SECONDS WEST 24.76 FEET TO A POINT;
- 7) NORTH 21 DEGREES 40 MINUTES 45 SECONDS WEST 22.67 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 358 (WEST ROAD) AND THE TERMINUS OF THIS EASEMENT.

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

THE BEARINGS ARE BASED ON THE ASSUMED BEARING OF EAST ON THE NORTH LINE OF LOT 31.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME. THIS 25th DAY OF JUNE 1999.

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY A. L. Swinehart
2-28-2000 FB

SURVEY FOR JANET BROCKWELL

AUDITORS PARCEL NUMBER
56-56-70-17-14-001 (PART)

NORTHEAST CORNER
SOUTHEAST QUARTER
OF SECTION 17

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2, RANGE 6,
OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY,
OHIO.

HEARINGS ARE BASED ON THE WEST LINE OF A PREVIOUS SURVEY OF 70.55 ACRES
CONVEYED IN DEED BOOK VOLUME 1017, PAGE 414 OF THE MUSKINGUM COUNTY
DEED RECORDS.

JOHN AND GEORGIANNA TRESKOTT
25.558 ± ACRES

JANET BROCKWELL
VOL. 1089, PAGE 61
0.987 ± ACRES

1 FILE APPROVED
Feb 24, 2000
MUSKINGUM COUNTY COMMISSIONERS
E. Edward [Signature]
Don Maddox [Signature]
Deborah M. Montgomery [Signature]

RESEARCH:

VOL. 1051, PG. 478
VOL. 723, PG. 287
PREVIOUS SURVEY BY
W.J. BIEDENBACH #5718
MUSKINGUM COUNTY
TAX MAPS

VOL. 1089, PAGE 61

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY A.L. Swinehart
2-28-2000

JANET BROCKWELL
VOL. 1089, PAGE 61

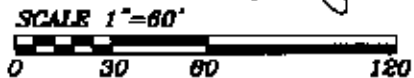
Approved For Transfer
On-Lot Sewage O.K.
Date 2.28.2000
Michael J. Ward [Signature]
Zanesville - Muskingum Co.
Health Department

LINE TABLE FOR EASEMENT		
1	S.74°18'25"W.	11.14'
2	S.49°39'30"W.	18.42'
3	S.22°57'20"W.	37.50'
4	S.40°01'20"W.	17.63'
5	N.74°56'25"W.	37.33'
6	N.43°03'30"W.	24.76'
7	N.21°40'45"W.	22.67'

CENTERLINE OF
EXISTING DRIVEWAY
(12' WIDE INGRESS
AND EGRESS EASEMENT)

LEGEND

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



I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 25th DAY OF JUNE 2000

**OFFICE COPY
NOT RECORDABLE**

W.J. Biedenbach [Signature]
W.J. BIEDENBACH & ASSOC.
REGISTERED SURVEYOR #5718

W.J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY: MDN	DATE: 06-25-99
SCALE: 1"=60'	CHECKED BY: WJB
JOB NO: 4452	DRAWING NO: D:\4452\4452