

DIANE COLE
AUDITORS PARCEL NUMBER 70-70-06-51-19-000 (PART)

SNR

BEING A PART OF THE 5.09 ACRE TRACT CONVEYED TO ERNEST AND RUTH ANN CAVINEE BY DEED RECORDED IN VOLUME 984, PAGE 393 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 3 IN QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE FIRST QUARTER OF TOWNSHIP 2, RANGE 7 (MADISON TOWNSHIP);

THENCE WITH THE NORTH LINE OF QUARTER TOWNSHIP 4 (NORTH LINE OF WASHINGTON TOWNSHIP), SOUTH 88 DEGREES 37 MINUTES 53 SECONDS EAST 484.26 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID NORTH LINE, SOUTH 88 DEGREES 37 MINUTES 53 SECONDS EAST 212.32 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 154 (BIG B ROAD), PASSING AN IRON PIN SET AT 170.52 FEET;

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

1. SOUTH 41 DEGREES 30 MINUTES 00 SECONDS EAST 29.24 FEET TO A POINT;
2. SOUTH 36 DEGREES 26 MINUTES 00 SECONDS EAST 44.11 FEET TO A POINT;
3. SOUTH 26 DEGREES 43 MINUTES 40 SECONDS EAST 8.71 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING INTO THE ABOVE SAID CAVINEE TRACT, SOUTH 71 DEGREES 49 MINUTES 20 SECONDS WEST 227.11 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 36.55 FEET;

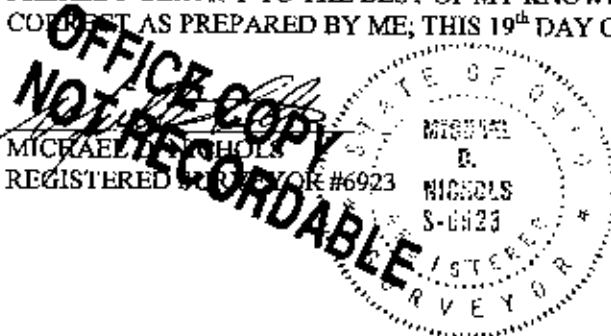
THENCE NORTH 18 DEGREES 03 MINUTES 00 SECONDS WEST 148.40 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.546 ACRES (MORE OR LESS). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 154 (BIG B ROAD) AND ALL OTHER APPLICABLE EASEMENTS AND RIGHT OF WAYS.

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE 1.00 ACRE TRACT CONVEYED TO D. AND L. HATFIELD AS DESCRIBED IN DEED BOOK VOLUME 1770, PAGE 667 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 19th DAY OF JUNE 2009.



APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

[Signature]

7/28/09
Date Fee Paid

DESCRIPTION

APPROVED

By: *[Signature]* 7/10/09

SURVEY FOR DIANE COLE

AUDITORS PARCEL NUMBER
70-70-06-51-19-000 (PART)

BEING A PART OF LOT 3 IN QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.00 ACRE TRACT CONVEYED TO O. AND L. HATFIELD AS DESCRIBED IN DEED BOOK VOLUME 1770, PAGE 667 OF THE MUSKINGUM COUNTY DEED RECORDS.

DESCRIPTION

APPROVED

By: *[Signature]* 7/10/09

T. & C. STEIN
OR 1839, PG. 90

MADISON TOWNSHIP 1st QTR. TWP. 2 RANGE 7

SOUTHWEST CORNER OF THE
EAST HALF OF THE 1st QTR.
TWP. 2, RANGE 7

S.88°37'53"E.
484.26'

S.88°37'53"E. 212.32'
170.52'

COUNTY ROAD 154
BIG B ROAD

D. & L. HATFIELD
VOL. 1008, PG. 257

VOL. 1770, PG. 667

WASHINGTON TOWNSHIP 4th QTR., TWP. 2 RANGE 7

ERNEST & RUTH ANN CAMNEE
VOL. 984, PG. 393
0.546 ± ACRES

N.18°03'00"W.
148.40'

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY

PLANNING COMMISSION DIRECTOR

7/20/09
Date

Fee Paid

ERNEST & RUTH ANN CAMNEE
VOL. 984, PG. 393

LINE TABLE

- ①-S.41°30'00"E. 29.24'
- ②-S.36°26'00"E. 44.11'
- ③-S.26°43'40"E. 8.71'

DEED LINE (SEE NOTE 1)

NOTE 1: BASED ON PERSONAL COMMUNICATION WITH THE SURVEYOR OF THE PREVIOUS SURVEY OF THE 5.09 ACRE TRACT, THE INTENT WAS TO FOLLOW THE CENTERLINE OF THE EXISTING ROAD WITH THE PROPERTY LINE

LEGEND

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

SCALE 1"=50'

0 25 50 100

Approved For Transfer
On-Lot Sewage O.K.

Date 7/17/09

Zanesville - Muskingum Co
Health Department

RESEARCH

DEED VOL. 984, PG. 393
DEED VOL. 789, PG. 36
DEED VOL. 1839, PG. 90
DEED VOL. 995, PG. 283
DEED VOL. 1008, PG. 257
DEED VOL. 1581, PG. 208
PREVIOUS SURVEY OF A 1.00 AC. TRACT
COMPLETED FEB. 17, 2000 BY R.M. GRAVES
PS 5792
PREVIOUS SURVEY OF A 5.09 AC. TRACT
COMPLETED JUNE 1982 BY LOREN CAMP PS 5843
MUSKINGUM COUNTY GIS MAPPING

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 18th DAY OF JUNE, 2009.

OFFICE COPY
NOT RECORDED
MICHAEL D. NICHOLS
REGISTERED SURVEYOR



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 PKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: biedenbach@bse.net

DRAWN BY: MDN

DATE: 06-19-09

SCALE: 1"=50'

CHECKED BY: MDN

JOB NO: 5400

DRAWING NO:
C:\JOB\FOLDERS\5400