

N/A

Biedenbach Surveying, Inc.

3010 East Pike
Zanesville, OH 43701

Civil Engineering and Land Surveying

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

M. E. BLACKWOOD
AUDITORS PARCEL NUMBER
71-70-58-03-14-000 (ALL) - LOT 75 - 1.112 ACRES

BEING A PART OF LOT 75 OF THE WILLIAM BATEMAN ADDITION (PLAT BOOK 5, PAGE 74), SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT 53 OF THE SAID BATEMAN ADDITION;

THENCE WITH THE EAST LINE OF LOT 53 (WEST LINE OF EASTLYND ACRES AT THE NORTHEAST CORNER OF SAID LOT 75, PLAT BOOK 10, PAGE 13), SOUTH 16 DEGREES 56 MINUTES 06 SECONDS EAST 150.25 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE WEST LINE OF EASTLYND ACRES AND THE EAST LINE OF SAID LOT 75, SOUTH 16 DEGREES 56 MINUTES 06 SECONDS EAST 200.36 FEET TO A POINT;

THENCE WITH THE SOUTH LINE OF SAID LOT 75, SOUTH 76 DEGREES 07 MINUTES 23 SECONDS WEST 209.93 FEET TO A POINT;

THENCE TRAVERSING INTO LOT 75 OF THE SAID BATEMAN ADDITION, NORTH 32 DEGREES 01 MINUTES 09 SECONDS WEST 105.23 FEET TO AN EXISTING IRON PIN (5/8" REBAR);

THENCE CONTINUING THROUGH LOT 75, SOUTH 76 DEGREES 07 MINUTES 23 SECONDS WEST 25.82 FEET TO AN EXISTING IRON PIN (5/8" REBAR) ON THE WEST LINE OF LOT 75;

THENCE WITH THE WEST LINE OF SAID LOT 75 (ALSO THE EAST LINE OF LOTS 54 AND 55 OF THE SAID BATEMAN ADDITION), NORTH 13 DEGREES 55 MINUTES 43 SECONDS WEST 100.00 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE WITH THE NORTH LINE OF SAID LOT 75 (SOUTH LINE OF LOTS 49, 50, 51, 52, AND 53 OF THE SAID BATEMAN ADDITION), NORTH 76 DEGREES 06 MINUTES 19 SECONDS EAST 257.93 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (AXLE) AT 10.09 FEET;

CONTAINING 1.112 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.035 ACRES IN LOT 1 OF BRIARCLIFF SUBDIVISION, DATED OCTOBER 26, 1996 BY C. R. HARKNESS (PS#6885).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 15TH DAY OF JANUARY 2007, FROM SURVEYS COMPLETED BY ME ON THE 19TH DAY OF FEBRUARY 2003 AND ON THE 16TH DAY OF SEPTEMBER 2005.

OFFICE COPY
NOT RECORDABLE

MICHAEL J. BLACKWOOD
REGISTERED SURVEYOR

APPROVED FOR CLOSURE

[Signature] 1/19/07

EXEMPT FROM
PLANNING COMMISSION

[Signature] 1/19/07

SURVEY FOR M. E. BLACKWOOD

AUDITORS PARCEL NUMBER

71-70-58-03-14-000 (ALL)-LOT 75-1.112 ± ACRES

BEING A PART OF LOT 75 OF THE WILLIAM BATEMAN ADDITION (PLAT BOOK 5, PAGE 74), SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

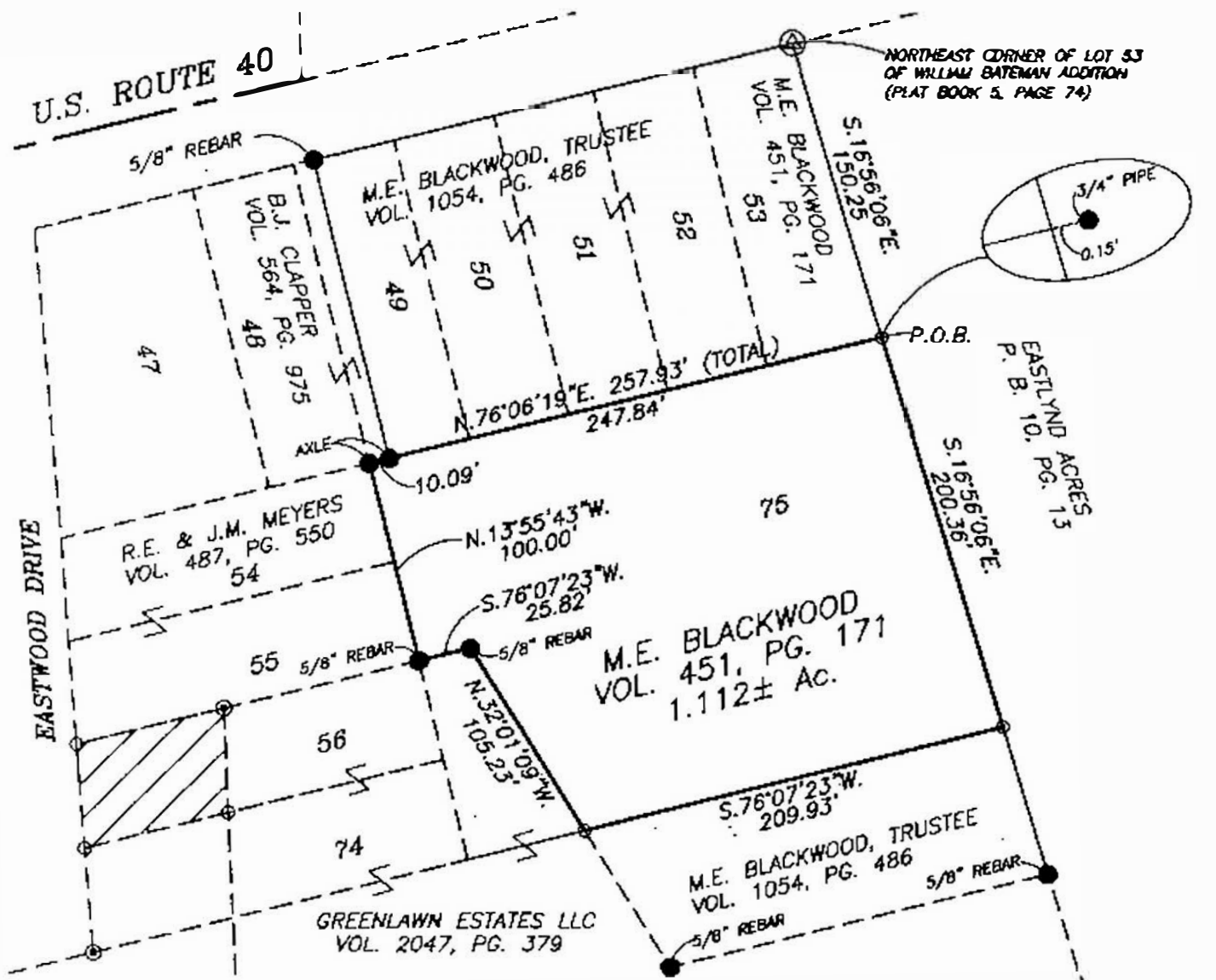
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.035 ACRES IN LOT 1 OF BRIARCLIFF SUBDIVISION, DATED OCTOBER 26, 1996 BY C. R. HARKNESS (PS#6885).

APPROVED FOR CLOSURE

[Signature] 1/19/2007

EXEMPT FROM
PLANNING COMMISSION

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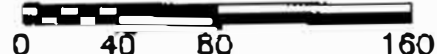
RESEARCH

VOL. 451, PG. 171
VOL. 518, PG. 193
VOL. 1054, PG. 486
VOL. 1088, PG. 287
P.B. 5, PG. 74
P.B. 10, PG. 45
U.S.G.S. (ZANESVILLE EAST QUAD)
MUSKINGUM CO. TAX MAP

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ⊕ EXISTING CONCRETE MONUMENT
- ▲ MAG NAIL SET
- ANGLE POINT

SCALE 1"=80'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 15th DAY OF JANUARY, 2007, FROM SURVEY DATA COLLECTED ON THE 19th DAY OF FEBRUARY, 2003, AND THE 19th DAY OF SEPTEMBER, 2005.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NEUBAUER
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 PINE, ZANESVILLE, OHIO 43701

Phone: 740-453-4830, Fax 740-453-1002, email: biederbach@biederbach.com

DRAWN BY: JHL

DATE: 01-15-07

SCALE: 1"=80'

CHECKED BY: MDW

JOB NO: 4911

DRAWING NO:
G:\WORKFOLDERS\4911

Biedenbach Surveying, Inc.

3510 East Pike
Zanesville, OH 43701

Civil Engineering and Land Surveying

Telephone (740) 453-4850
Fax (740) 453-4000
E-mail biedenbach@ee.net

M. E. BLACKWOOD, TRUSTEE AUDITORS PARCEL NUMBER

71-70-58-11-01-000 (PART) - 0.342 ACRES ✓
71-70-58-03-14-000 (PART) - LOT 75 - 1.112 ACRES ✓
71-70-58-03-01-000 (ALL) - LOT 53 - 0.186 ACRES ✓
71-70-58-03-02-000 (ALL) - LOT 52 - 0.172 ACRES ✓
71-70-58-03-03-000 (ALL) - LOT 51 - 0.172 ACRES ✓
71-70-58-03-04-000 (ALL) - LOT 50 - 0.172 ACRES ✓
71-70-58-03-05-000 (ALL) - LOT 49 - 0.138 ACRES ✓

70-58-03-03

BEING A PART OF LOT 49, A PART OF LOT 75 AND ALL OF LOTS 50, 51, 52, AND 53 OF THE WILLIAM BATEMAN ADDITION (PLAT BOOK 5, PAGE 74) AND A PART OF THE 83.30 ACRES CONVEYED TO M. E. BLACKWOOD, TRUSTEE (DEED VOLUME 1034, PAGE 486- THIRD PARCEL), SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT 53 OF THE SAID BATEMAN ADDITION.

THENCE WITH THE EAST LINE OF LOT 53 AND LOT 75 (WEST LINE OF EASTLYND ACRES, PLAT BOOK 10, PAGE 131) SOUTH 16 DEGREES 56 MINUTES 06 SECONDS EAST 425.41 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID WEST LINE OF EASTLYND ACRES, SOUTH 76 DEGREES 07 MINUTES 23 SECONDS WEST 189.15 FEET TO AN IRON PIN SET;

THENCE TRAVERSING INTO LOT 75 OF THE SAID BATEMAN ADDITION, NORTH 32 DEGREES 01 MINUTES 09 SECONDS WEST 183.83 FEET TO AN IRON PIN SET;

THENCE SOUTH 76 DEGREES 07 MINUTES 23 SECONDS WEST 25.82 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE WEST LINE OF LOT 75;

THENCE WITH THE SAID WEST LINE OF LOT 75, NORTH 13 DEGREES 55 MINUTES 43 SECONDS WEST 100.00 FEET TO A POINT, SAID POINT BEING SOUTH 48 DEGREES 54 MINUTES 55 SECONDS EAST 0.27 FEET FROM AN EXISTING IRON PIN (AXLE);

THENCE WITH THE SOUTH LINE LOT 49, NORTH 76 DEGREES 06 MINUTES 19 SECONDS EAST 10.09 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE TRAVERSING THROUGH SAID LOT 49, NORTH 13 DEGREES 55 MINUTES 43 SECONDS WEST 150.03 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-HINCKLEY) ON THE NORTH LINE OF LOT 49 (SOUTH LINE OF U.S. ROUTE 40);

THENCE WITH THE NORTH LINE OF THE SAID BATEMAN ADDITION AND THE SOUTH LINE OF ROUTE 40, NORTH 76 DEGREES 06 MINUTES 19 SECONDS EAST 239.96 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.294 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 PS7923-PS6923).

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.035 ACRES IN LOT 1 OF BRIARCLIFF SUBDIVISION, DATED OCTOBER 26, 1996 BY C. R. HARKNESS (PS#6885).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 16TH DAY OF SEPTEMBER 2005, FROM SURVEYS COMPLETED BY ME ON THE 19TH DAY OF FEBRUARY 2003 AND ON THE 16TH DAY OF SEPTEMBER 2005.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR



APPROVED FOR CLOSURE

[Signature]

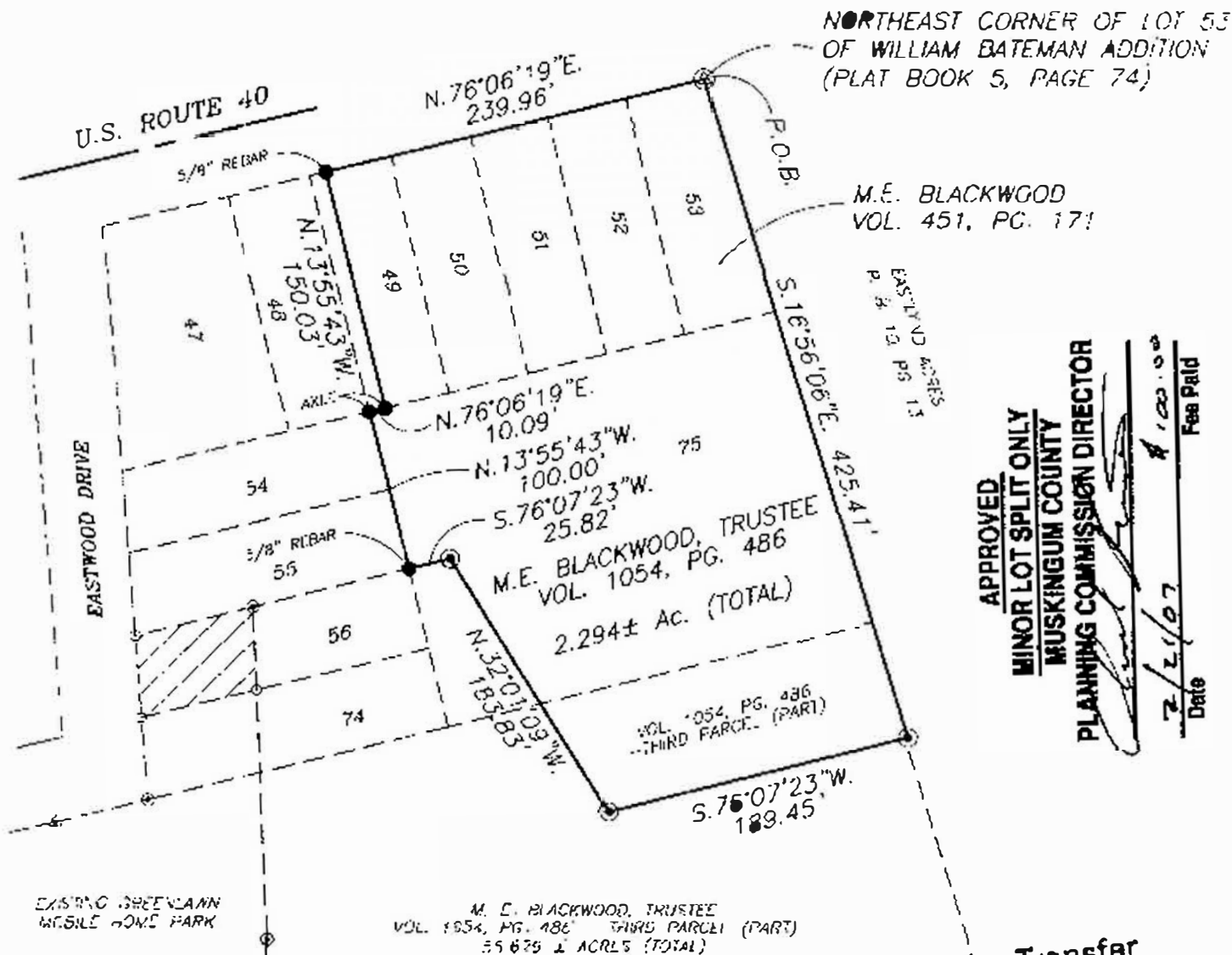
SURVEY FOR M. E. BLACKWOOD

AUDITORS PARCEL NUMBER

71-70-58-11-01-000 (PART)-0.342 ± ACRES
 71-70-58-03-14-000 (PART)-LOT 75-1.112 ± ACRES
 71-70-58-03-01-000 (ALL)-LOT 53-0.186 ± ACRES
 71-70-58-03-02-000 (ALL)-LOT 52-0.172 ± ACRES
 71-70-58-03-03-000 (ALL)-LOT 51-0.172 ± ACRES
 71-70-58-03-04-000 (ALL)-LOT 50-0.172 ± ACRES
 71-70-58-03-05-000 (ALL)-LOT 49-0.138 ± ACRES

BEING A PART OF LOT 49, A PART OF LOT 75 AND ALL OF LOTS 50, 51, 52, AND 53 OF THE WILLIAM BATEMAN ADDITION (PLAT BOOK 5, PAGE 74) AND A PART OF THE 83.30 ACRES CONVEYED TO M. E. BLACKWOOD, TRUSTEE (DEED VOLUME 1054, PAGE 486- THIRD PARCEL), SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.035 ACRES IN LOT 1 OF BRIARCLIFF SUBDIVISION, DATED OCTOBER 26, 1996 BY C. R. HARKNESS (PS#6885).



APPROVED
 MINOR LOT SPLIT ONLY
 MUSKINGUM COUNTY
 PLANNING COMMISSION DIRECTOR

2/2/07
 Date
 Fee Paid

APPROVED FOR CLOSURE

RESEARCH

VOL. 45, PG. 171
 VOL. 51A, PG. 193
 VOL. 1054, PG. 486
 VOL. 1088, PG. 287
 P.B. 5, PG. 74
 P.B. 10, PG. 45
 U.S.G.S. (ZANESVILLE EAST QUAD)
 MUSKINGUM CO. TAX MAP

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ⊙ EXISTING CONCRETE MONUMENT
- ▲ MAG NAIL SET

Approved For Transfer
 No On-Lot Sewage
 Date 2/2/07

Zanesville - Muskingum Co.
 Health Department

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 SEPTEMBER, 2005, FROM SURVEY COMPLETED ON THE 19th DAY OF FEBRUARY, 2003, AND THE 16th DAY OF SEPTEMBER, 2005.

OFFICE COPY
 NOT RECORDABLE

MICHAEL D. NICHOLS
 REGISTERED SURVEYOR #6523

SCALE 1"=100'

0 50 100 200

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BIEDENEACH SURVEYING, INC.

3010 EAST FIVE, ZANESVILLE, OHIO 43701

phone 740-453-4850, fax 740-450-1000, email: biederbach@bse.net

DRAWN BY: DEL

DATE: 09-16-05

SCALE: 1"=100'

CHECKED BY: MON

JOB NO. 4911

DRAWING NO. 2-149-11-4911