

44-48-01-18-012  
3123 MAPLE CREEK DR

# W. J. Biedenbach & Associates

13120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

Telephone (614) 453-4850  
Fax (614) 450-1000

TANCO DEVELOPMENT CO.  
Maple Creek North Tract 8  
auditors parcel number 44-44-48-01-18-001 (part)

BEING A PART OF THE 22.237 MORE OR LESS ACRE TRACT CONVEYED TO TANCO BY DEED RECORDED IN VOLUME 1102 PAGE 464 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER; THENCE WITH THE EAST LINE OF THE SAID SOUTHWEST QUARTER, NORTH 00 DEGREES 02 MINUTES 41 SECONDS WEST 600.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID POINT BEING SOUTH 00 DEGREES 02 MINUTES 41 SECONDS EAST 205.78 FEET FROM AN EXISTING IRON PIN (3/4 INCH ID PIPE); THENCE LEAVING THE SAID EAST LINE AND WITH THE NORTH LINE OF THE SAID TANCO TRACT (VOLUME 1102, PAGE 464), NORTH 89 DEGREES 30 MINUTES 09 SECONDS WEST 388.63 FEET TO AN IRON PIN SET; SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED: THENCE LEAVING THE SAID NORTH LINE, SOUTH 01 DEGREES 24 MINUTES 53 SECONDS WEST 311.58 FEET TO AN IRON PIN SET ON THE NORTH LINE OF MAPLE CREEK DRIVE AS RECORDED IN PLAT BOOK 17, PAGE 14 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE WITH THE NORTH LINE OF THE SAID MAPLE CREEK DRIVE, NORTH 77 DEGREES 05 MINUTES 00 SECONDS WEST 140.00 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID MAPLE CREEK DRIVE, NORTH 00 DEGREES 50 MINUTES 46 SECONDS EAST 281.44 FEET TO AN IRON PIN SET ON THE ABOVE SAID NORTH LINE OF THE TANCO TRACT; THENCE WITH THE SAID NORTH LINE, SOUTH 89 DEGREES 30 MINUTES 09 SECONDS EAST 140.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.943 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS (WHICH INCLUDES THE THIRTY FOOT WIDE UTILITY EASEMENT ALONG THE NORTH LINE OF THE ABOVE DESCRIBED TRACT).

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

BEARINGS ARE BASED ON THE EASTERLY LINE OF IDLEWOOD NUMBER 2 SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 97 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 19<sup>TH</sup> DAY OF FEBRUARY 1997.

**OFFICE COPY  
NOT RECORDABLE**

W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY: WJ B

4-1-98

# SURVEY OF TRACT 8 OF MAPLE CREEK NORTH

AUDITORS PARCEL NUMBER

44-44-48-01-18-001 (PART)

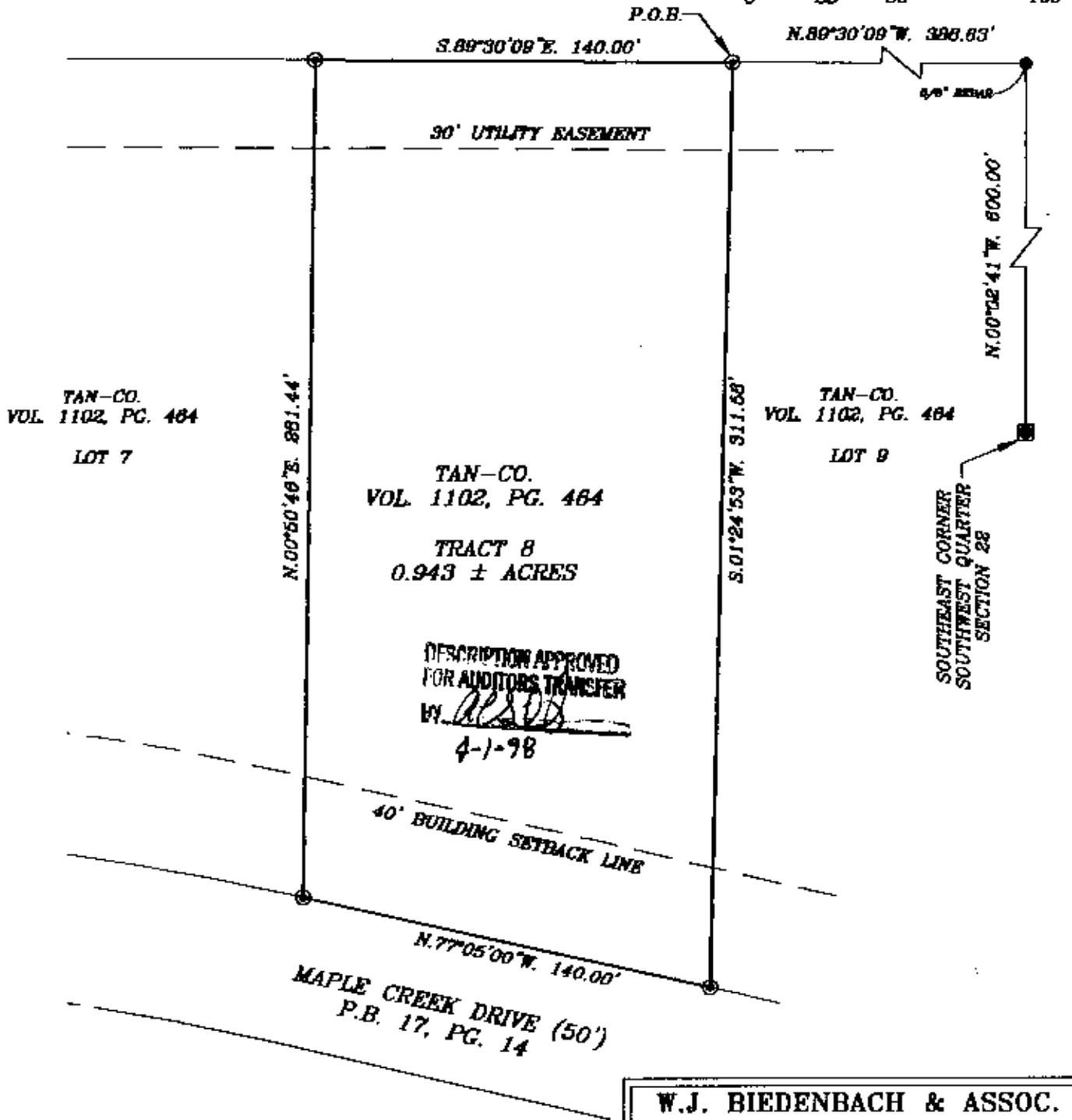
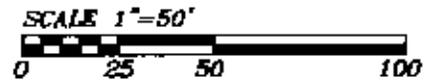
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 2, RANGE 8, THE UNITED STATES MILITARY LANDS,  
MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO

BEARINGS ARE BASED ON THE EASTERLY LINE OF IDLEWOOD  
No. 2 SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 97  
OF THE MUSKINGUM COUNTY PLAT RECORDS

## LEGEND

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

RESEARCH:  
MUSKINGUM CO. TAX MAP  
DEED VOL. 678, PG. 44  
DEED VOL. 729, PG. 257  
DEED VOL. 830, PG. 114  
DEED VOL. 828, PG. 130  
DEED VOL. 588, PG. 859  
DEED VOL. 589, PG. 841  
DEED VOL. 489, PG. 577  
DEED VOL. 997, PG. 551  
DEED VOL. 553, PG. 988  
ASH MEADOWS SUB. PLAT  
IDLEWOOD SUB. PLAT



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 2nd DAY OF FEBRUARY 1997.

OFFICE COPY  
NOT RECORDABLE

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

<b>W.J. BIEDENBACH &amp; ASSOC.</b> SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
DRAWN BY: AJS	DATE: 02-19-97
SCALE: 1"=50'	CHECKED BY: WJB
JOB NO: 3900	DRAWING NO: D:\3569\TAN_08