

W.J. Biedenbach & Associates

Surveying and Mapping

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51-63-01-58 PS

WEBER FAMILY INVESTMENTS
VOLUME 1078, PAGE 434
AUDITORS PARCEL NUMBER 51-51-63-01-58-000 (PART)
LOT #1

BEING A PART OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE CENTER OF THE SAID QUARTER TOWNSHIP 3; THENCE NORTH 02 DEGREES 47 MINUTES 11 SECONDS EAST 1740.20 FEET ALONG THE EAST LINE OF A TRACT CONVEYED TO V. P. JOHNSTON BY DEED RECORDED IN VOLUME 524, PAGE 460 OF THE MUSKINGUM COUNTY DEED RECORDS; TO AN IRON PIN SET, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING WITH THE SAID EAST LINE NORTH 02 DEGREES 47 MINUTES 11 SECONDS EAST 488.44 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 261.50 FEET; THENCE LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH THE WEBER FAMILY INVESTMENTS TRACT THE NEXT SEVEN COURSES AND DISTANCES:

- 1) THENCE WITH THE WEST LINE OF SPRING VALLEY ROAD WITH A CURVE TO THE RIGHT HAVING A RADIUS 20.00 FEET (CHORD BEARING SOUTH 43 DEGREES 01 MINUTES 26 SECONDS EAST 26.82 FEET) AN ARC DISTANCE OF 29.40 FEET TO A POINT;
- 2) CONTINUING WITH THE WEST LINE SPRING VALLEY ROAD SOUTH 00 DEGREES 54 MINUTES 49 SECONDS EAST 113.63 FEET TO AN IRON PIN SET;
- 3) CONTINUING WITH THE WEST LINE SPRING VALLEY ROAD WITH A CURVE TO THE LEFT HAVING A RADIUS OF 225 FEET (CHORD BEARING SOUTH 13 DEGREES 36 MINUTES 19 SECONDS EAST 98.87 FEET) AN ARC DISTANCE OF 99.68 FEET TO AN IRON PIN SET;
- 4) WITH THE WEST LINE OF SPRING VALLEY ROAD, SOUTH 26 DEGREES 17 MINUTES 49 SECONDS EAST 151.14 FEET TO AN IRON PIN SET;
- 5) CONTINUING WITH THE SAID ROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET (CHORD BEARING SOUTH 11 DEGREES 45 MINUTES 19 SECONDS EAST 87.88 FEET) AN ARC DISTANCE OF 88.83 FEET TO AN IRON PIN SET;
- 6) CONTINUING WITH THE SAID ROAD, SOUTH 02 DEGREES 47 MINUTES 11 SECONDS WEST 44.36 FEET TO AN IRON PIN SET;
- 7) LEAVING THE SAID ROAD, NORTH 87 DEGREES 12 MINUTES 49 SECONDS WEST 150.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.854 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 PS5718-PS6923)

BEARINGS ARE BASED ON THE GEODETIC AZIMUTH OF 06 DEGREES 33 MINUTES 58.2 SECONDS BETWEEN U.S.G.S. MONUMENT "IVORY" AND AZIMUTH MARK 2

OFFICE COPY
NOT RECORDABLE

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY WJ B
1-10-97

SURVEY OF LOT 1 AUDITORS PARCEL NUMBER 51-51-63-~~54~~-58-000 (PART)

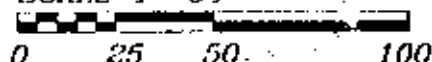
08



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY MJD
1-10-97

SCALE 1"=50'



LEGEND

- IRON PIN FOUND
- ⊙ IRON PIN SET
(5/8" REBAR w/ CA")
- ⊠ STONE FOUND
- ANGLE POINTS

RESEARCH:

WEBER SUB. (PL. BK. 10, PG. 40)
LIGHTHIZER SUB. (PL. BK. 13, PG. 6)
DEED VOL. 1055, PG. 515
DEED VOL. 512, PG. 1002
DEED VOL. 877, PG. 3
DEED VOL. 798, PG. 132
MUSKINGUM COUNTY TAX MAPS
U.S.G.S. CONTOUR MAPS &
GEODETIC CONTROL

BEARINGS ARE BASED ON THE GEODETIC
AZIMUTH OF 8°33'58.2" BETWEEN THE U.S.G.S.
MONUMENT "IVORY" AND AZIMUTH MARK 2.

BEING A PART OF QTR. TWP. 3
TOWNSHIP 1, RANGE 6, OF
THE UNITED STATES MILITARY
LANDS, PERRY TOWNSHIP
MUSKINGUM COUNTY, OHIO.



I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 11th DAY OF JANUARY, 1997

**OFFICE COPY
NOT RECORDABLE**

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

V. P. JOHNSTON
VOL. 524, PG. 460

CENTER OF THE 3rd QUARTER
OF TOWNSHIP 1, RANGE 6

N.02°47'11"E. 488.44'

261.50'

226.84'

S.00°54'48"E. 113.63'

L=29.40'
R=20.00'
CH=S.43°01'E.
CL=26.82'

L=99.68'
R=225.00'
CH=S.13°37'19"E.
CL=98.87'

SPRING VALLEY DR.

LOT 1
WEBER FAMILY INVESTMENTS
0.854 ± ACRES
D.V. 1078, PG. 404

L=88.83'
R=175.00'
CH=S.11°45'19"E.
CL=87.88'

P.O.B.

N.87°12'48"W. 150.00'

S.02°47'11"W.
44.36'

WEBER FAMILY INVESTMENTS
VOL. 1078, PG. 434

W.J. BIEDENBACH & ASSOC.
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ZANESVILLE, OHIO
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DRAWN BY: DWL	DATE: 05-06-96
REVISED BY: AJS	REVISION DATE: 01-06-97
SCALE: 1" = 50'	CHECKED BY: WJB
File name: D:3960\WCB_01	
Plot date: 12/26/96	