

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
3120 LISA LANE, ZANESVILLE, OHIO 43701 (614)453-4850

M. STROKES
VOLUME 512, PAGE 1002

Par # 51-63-01-71 PS

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 SAID QUARTER TOWNSHIP 3; THENCE NORTH 02 DEGREES 47 MINUTES 11 SECONDS EAST 1751.00 FEET. ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID QUARTER TOWNSHIP 3, TO A POINT, SAID POINT BEING AT THE NORTHWEST CORNER OF A 41.75 ACRE TRACT CONVEYED TO C.A. JOHNSON BY DEED RECORDED IN DEED BOOK VOLUME 223, PAGE 354 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID POINT ALSO BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING NORTH 02 DEGREES 47 MINUTES 11 DEGREES EAST 502.65 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 637 (AIRWOOD DRIVE); THENCE WITH THE SAID ROAD, SOUTH 86 DEGREES 18 MINUTES 52 SECONDS EAST 100.00 FEET TO A POINT; THENCE WITH THE WEST LINE OF LOT NUMBER 1 OF WEBER SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE MUSKINGUM COUNTY PLAT RECORDS, SOUTH D2 DEGREES 48 MINUTES 08 SECONDS WEST 215.00 FEET TO AN EXISTING IRON PIN, PASSING AN EXISTING IRON PIN AT 15.00 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 03 SECONDS WEST 292.84 FEET TO A POINT ON THE NORTH LINE OF SAID JOHNSON TRACT; THENCE WITH THE SAID NORTH LINE NORTH 83 DEGREES 20 MINUTES 54 SECONDS WEST 100.17 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.159 MORE OR LESS ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF TOWNSHIP ROAD 637 AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS571B-PS6923).

BEARINGS ARE BASED ON THE ON THE GEODETIC AZIMUTH OF 6 DEGREES 33 MINUTES 58.2 SECONDS BETWEEN THE U.S.G.S. MONUMENT "IVORY" AND AZIMUTH MARK 2.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESCRIPTION AND PLAT TO BE CORRECT AS PREPARED BY ME, THIS 18TH DAY OF MARCH 1996.

W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

D3960-7 WEBER



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY ASB
3-20-96

OFFICE COPY
NOT RECORDABLE

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

SUNNYDALE
SUBDIVISION
No. 1



LEGEND

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

V. P. JOHNSTON

N.02°47'11"E. 502.65'

MICHAEL A. STROKES
VOL. 512, PG. 1002
1.159 ± ACRES

S.86°18'52"E.
100.00'

S.02°48'08"W.
215.00'

S.02°47'03"W.
292.84'

CENTER AIRWOOD DRIVE
(TWP. RD. 637)

WEBER SUBDIVISION
P.B. 10, PG. 40

M. WEBER
VOL. 1066, PG. 515

BEARINGS ARE BASED ON THE GEODETIC
AZIMUTH OF 6°33'58.2" BETWEEN THE U.S.G.S.
MONUMENT "IVORY" AND AZIMUTH MARK 2.

N.83°20'54"W.
100.17'

NORTH LINE OF
VOL. 223, PG. 354
(2nd PARCEL-41.75 AC.)

VOL. 1066, PG. 515

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY *[Signature]*
3-20-96

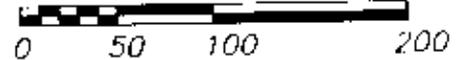
BEING A PART OF QUARTER TOWNSHIP 3,
TOWNSHIP 1, RANGE 6, OF THE UNITED STATES
MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM
COUNTY, OHIO.

Page #

51-63-01-71

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

SCALE 1"=100'



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 MARCH, 1996

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718



W.J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(614) 453-4850

DRAWN BY: MDN	DATE: 3-15-96
SCALE: 1"=100'	CHECKED BY: WJB
Plot date: 03/15/96 at 15:03 File name: C:/3960/3960	

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