

51-62-00 14
475 SPRING VALLEY DR
W.J. Biedenbach & Associates
Surveying and Mapping

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WEBER FAMILY INVESTMENTS
VOLUME 1078, PAGE 434
AUDITORS PARCEL NUMBER 51-51-63-01-58-000 (PART)
LOT #14

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 512.31 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 100.31 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH THE WEBER FAMILY INVESTMENTS TRACT THE NEXT THREE COURSES AND DISTANCES:

- 1) SOUTH 82 DEGREES 44 MINUTES 08 SECONDS EAST 331.84 FEET TO AN IRON PIN SET ON THE WEST LINE OF SPRING VALLEY DRIVE;
- 2) WITH THE SAID WEST LINE, SOUTH 07 DEGREES 15 MINUTES 52 SECONDS WEST 100.00 FEET TO AN IRON PIN SET;
- 3) LEAVING THE SAID WEST LINE, NORTH 82 DEGREES 44 MINUTES 08 SECONDS WEST 324.01 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.753 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

ALSO THE FOLLOWING FIFTY FOOT WIDE INGRESS AND EGRESS EASEMENT

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 512.31 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; THENCE LEAVING THE SAID EAST LINE, NORTH 82 DEGREES 44 MINUTES 08 SECONDS WEST 324.01 FEET TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE NORTH 07 DEGREES 15 MINUTES 52 SECONDS EAST 459.85 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET (CHORD BEARING NORTH 10 DEGREES 50 MINUTES 20 SECONDS WEST 108.76 FEET) AN ARC DISTANCE OF 110.59 FEET TO A POINT; THENCE NORTH 28 DEGREES 56 MINUTES 32 SECONDS WEST 284.62 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING NORTH 13 DEGREES 04 MINUTES 41 SECONDS WEST 123.01 FEET) AN ARC DISTANCE OF 124.60 FEET TO A POINT; THENCE NORTH 02 DEGREES 47 MINUTES 11 SECONDS EAST 373.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET (CHORD BEARING NORTH 11 DEGREES 45 MINUTES 19 SECONDS WEST 87.88 FEET) AN ARC DISTANCE OF 88.83 FEET TO A POINT; THENCE NORTH 26 DEGREES 17 MINUTES 49 SECONDS WEST 151.14 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING NORTH 13 DEGREES 36 MINUTES 19 SECONDS WEST 98.87 FEET) AN ARC DISTANCE OF 99.68 FEET TO A POINT; THENCE NORTH 00 DEGREES 54 MINUTES 49 SECONDS WEST 113.63 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET (CHORD BEARING NORTH 43 DEGREES 01 MINUTES 22 SECONDS WEST 26.82 FEET) AN ARC DISTANCE OF 29.40 FEET TO A POINT ON THE EAST LINE OF A TRACT CONVEYED TO VELMA P. JOHNSTON BY DEED RECORDED IN VOLUME 524, PAGE 460 OF THE SAID COUNTY RECORDS, SAID POINT BEING NORTH 02 DEGREES 47 MINUTES 11 SECONDS EAST 4.99

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FEET FROM AN IRON PIN SET; THENCE WITH THE SAID EAST LINE NORTH 02 DEGREES 47 MINUTES 11 SECONDS EAST 25.01 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 LEAVING THE SAID ROAD AND WITH THE WEST LINE OF LOT NUMBER 1 OF THE WEBER SUBDIVISION, SOUTH 02 DEGREES 48 MINUTES 08 SECONDS WEST 25.00 FEET TO A POINT, PASSING AN EXISTING IRON PIN AT 15.00 FEET; THENCE LEAVING THE SAID WEST LINE, NORTH 86 DEGREES 18 MINUTES 52 SECONDS WEST 10.12 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET (CHORD BEARING SOUTH 46 DEGREES 23 MINUTES 02 SECONDS WEST 29.40 FEET) AN ARC DISTANCE OF 33.03 FEET TO A POINT; THENCE SOUTH 00 DEGREES 54 MINUTES 49 SECONDS EAST 106.40 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET (CHORD BEARING SOUTH 13 DEGREES 36 MINUTES 19 SECONDS EAST 76.90 FEET AN ARC DISTANCE OF 77.53 FEET TO A POINT; THENCE SOUTH 26 DEGREES 17 MINUTES 49 SECONDS EAST 151.14 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING SOUTH 11 DEGREES 45 MINUTES 19 SECONDS EAST 112.99 FEET) AN ARC DISTANCE OF 114.21 FEET TO A POINT; THENCE SOUTH 02 DEGREES 47 MINUTES 11 SECONDS WEST 373.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET (CHORD BEARING SOUTH 13 DEGREES 04 MINUTES 41 SECONDS EAST 95.68 FEET) AN ARC DISTANCE OF 96.91 FEET TO A POINT; THENCE SOUTH 28 DEGREES 56 MINUTES 32 SECONDS EAST 284.62 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING SOUTH 10 DEGREES 50 MINUTES 20 SECONDS EAST 139.83 FEET) AN ARC DISTANCE OF 142.18 FEET TO A POINT; THENCE SOUTH 07 DEGREES 15 MINUTES 52 SECONDS WEST 459.85 FEET TO A POINT; THENCE NORTH 82 DEGREES 44 MINUTES 08 SECONDS WEST 50.00 FEET TO THE PLACE OF BEGINNING

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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS DESCRIPTION TO CORRECT AS PREPARED BY ME, THIS 6th DAY OF JANUARY 1997.

OFFICE COPY
NOT RECORDABLE
REGISTERED SURVEYOR #5718

SURVEY OF LOT 14 OF SPRING VALLEY

AUDITORS PARCEL NUMBER
51-51-63-~~01-58~~-000 (PART)

08

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

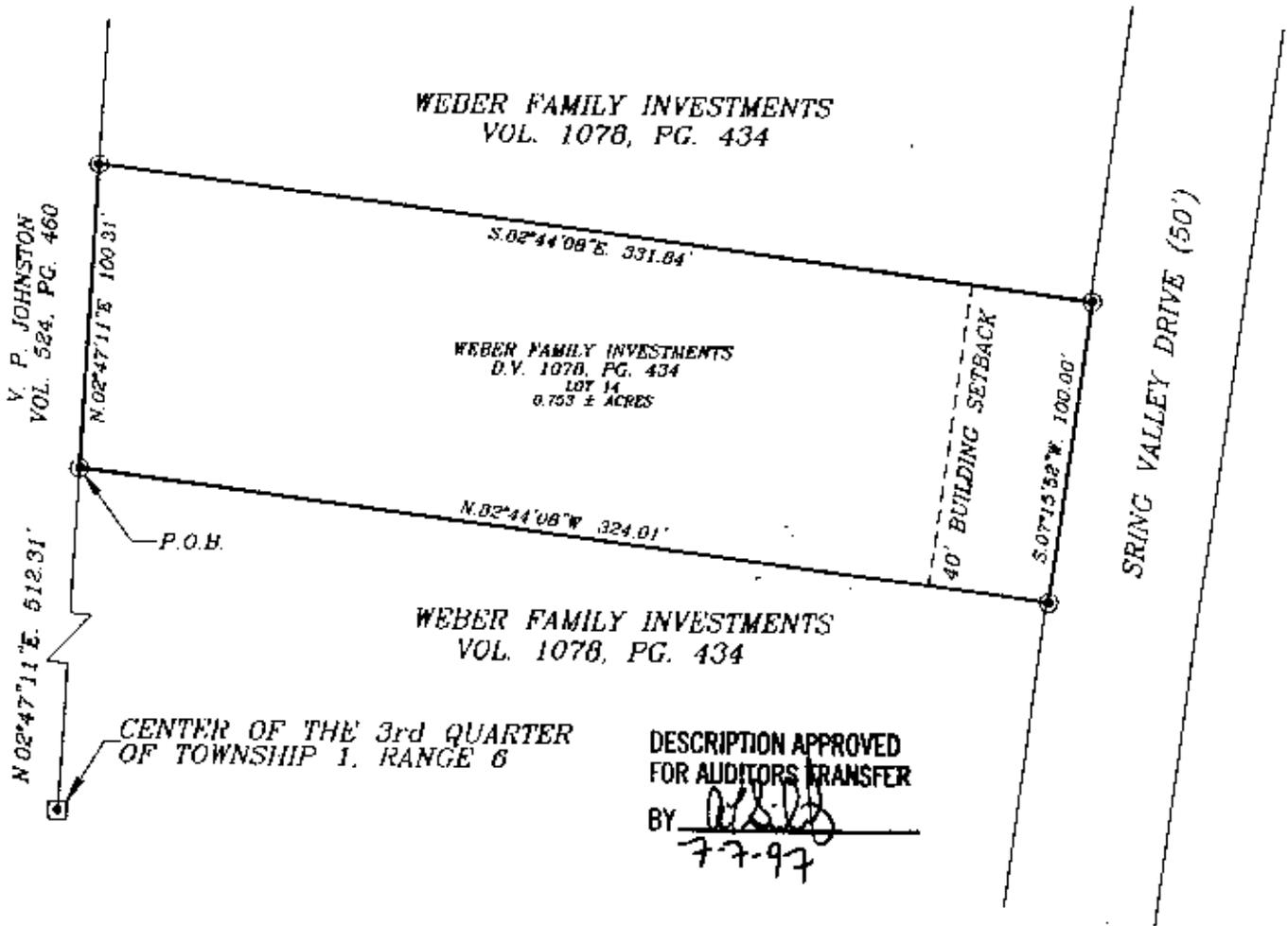
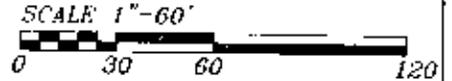
BEARING ARE BASED ON THE GEODETIC AZIMUTH
OF 06°33'58.2" BETWEEN THE U.S.G.S. MONUMENT
"IVORY" AND AZIMUTH MARK 2.

LEGEND

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

RESEARCH:

P. B. 10, PG. 40
P. B. 13, PG. 5
VOL. 077, PG. 3
VOL. 790, PG. 132
VOL. 1024, PG. 259
VOL. 1060, PG. 515
VOL. 512, PG. 1002



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY W.J. Biedenbach
7-7-97

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 7th DAY OF AUGUST, 1997.

OFFICE COPY
NOT RECORDABLE

W.J. BIEDENBACH
REGISTERED SURVEYOR #5710

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

DRAWN BY: AJS	DATE: 04-08-97
SCALE: 1"=60'	CHECKED BY: WJB
JOB NO: 3960	DRAWING NO: D:\3960\WEB_14