

Biedenbach Engineering

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**WEBER FAMILY INVESTMENTS
LOT 1--SPRING VALLEY PHASE II
AUDITORS PARCEL NUMBER 51-51-63-09-01-000 (PART)**

BEING A PART OF LOT 1 OF SPRING VALLEY PHASE 2 AS RECORDED IN PLAT BOOK 18, PAGE 17-19 OF THE MUSKINGUM COUNTY PLAT RECORDS, SITUATED IN THE SOUTHEAST QUARTER 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:

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID IRON PIN ALSO BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO M. SHATZ (DEED VOLUME 1080, PAGE 355);

THENCE WITH THE SOUTH LINE OF SAID LOT 1, NORTH 86 DEGREES 33 MINUTES 54 SECONDS WEST 50.81 FEET TO A POINT;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE SAID LOT 1, NORTH 29 DEGREES 22 MINUTES 00 SECONDS EAST 134.67 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 2.77 FEET;

THENCE WITH THE EAST LINE OF SAID LOT 1, SOUTH 07 DEGREES 15 MINUTES 02 SECONDS WEST 121.38 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.071 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

THE BEARINGS ARE BASED ON A FIELD TRAVERSE ORIGINATING ON U.S.G.S. MONUMENT IVORY (1959) WITH A GEODETIC AZIMUTH OF 6 DEGREES 33 MINUTES 58.2 SECONDS TO AZIMUTH MARK 2 (1983 SURVEY).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 14TH DAY OF SEPTEMBER 2001.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY A.L. Sumchase
9-19-2001 *MS*

SURVEY FOR MARK SHATZ

AUDITORS PARCEL NUMBER
51-51-63-09-01-000 (PART)

BEING A PART OF LOT 1 OF SPRING VALLEY PHASE 2 AS RECORDED IN PLAT BOOK 18, PAGE 17-19 OF THE MUSKINGUM COUNTY PLAT RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

THE BEARINGS ARE BASED ON A FIELD TRAVERSE ORIGINATING ON U.S.G.S. MONUMENT IVORY (1950) WITH A GEODETIC AZIMUTH OF 6 DEGREES 33 MINUTES 50.2 SECONDS TO AZIMUTH MARK 2 (1983 SURVEY).



SCALE 1"=50'

0 25 50 100

LOT 2
SPRING VALLEY SUBDIVISION PHASE II
PLAT BOOK 18, PAGE 17-19

LOT 3
SPRING VALLEY SUBDIVISION PHASE II
PLAT BOOK 18, PAGE 17-19

40' BUILDING
SETBACK LINE

PINE VALLEY DRIVE
PLAT BOOK 17, PAGE 150-151

WEBER FAMILY INVESTMENTS
VOL. 1078, PG. 434

LOT 11
SPRING VALLEY SUBDIVISION PHASE II
PLAT BOOK 18, PAGE 17-19

40' BUILDING
SETBACK LINE

M. SHATZ
VOL. 1080, PG. 355

K. WEBER
VOL. 1020, PG. 89

LOT 1
SPRING VALLEY SUBDIVISION PHASE II
PLAT BOOK 18, PAGE 17-19

WEBER FAMILY INVESTMENTS
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7 N. 86° 33' 54" E. 134.67'
0.071 ± ACRES
S. 07° 15' 02" W. 121.38'
P.O.B.
N. 86° 33' 54" W. 50.81'

SOUTHEAST CORNER OF LOT 1 OF
SPRING VALLEY SUBDIVISION PHASE II
PLAT BOOK 18, PAGE 17-19

RESEARCH:

P. B. 17, PG. 150-151
P. B. 18, PG. 17-19
VOL. 1080, PG. 355
VOL. 1078, PG. 434
MUSKINGUM CO. TAX MAPS

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY A.L. Swinehart
9-19-2001 KB

G. & C. HURSEY
VOL. 868, PG. 706

LEGEND

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

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 14th DAY OF SEPTEMBER, 2001.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

BIEDENBACH ENGINEERING, INC.
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY: AJS	DATE: 09-14-01
SCALE: 1"=50'	CHECKED BY: MDN
JOB NO: 4736	DRAWING NO: D:\4736\4736