

## Biedenbach Engineering

3975 East Pike  
Zanesville, OH 43701

Telephone (740) 453-4850  
Fax (740) 450-1000

**WEBER FAMILY INVESTMENTS  
LOT 31—SPRING VALLEY PHASE II  
AUDITORS PARCEL NUMBER 51-51-63-01-58-000 (PART)**

BEING A PART OF A TRACT CONVEYED TO WEBER FAMILY INVESTMENTS BY DEED RECORDED IN VOLUME 1078, PAGE 434, OF THE MUSKINGUM COUNTY DEED 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:

COMMENCING AT THE CENTER OF SAID QUARTER TOWNSHIP 3;

THENCE WITH THE WEST LINE OF SPRING VALLEY SUBDIVISION (PLAT BOOK 17, PAGE 26-28), SOUTH 03 DEGREES 35 MINUTES 30 SECONDS WEST 200.02 FEET TO AN EXISTING IRON PIN;

THENCE CONTINUING WITH THE SAID WEST LINE, SOUTH 02 DEGREES 49 MINUTES 30 SECONDS WEST 454.43 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF LOT 22 OF SAID SUBDIVISION;

THENCE LEAVING THE SAID WEST LINE, NORTH 75 DEGREES 30 MINUTES 16 SECONDS EAST 658.85 FEET TO AN IRON PIN SET;

THENCE NORTH 67 DEGREES 21 MINUTES 39 SECONDS EAST 780.41 FEET TO AN IRON PIN SET;

THENCE NORTH 74 DEGREES 34 MINUTES 25 SECONDS EAST 303.15 FEET TO A POINT;

THENCE NORTH 25 DEGREES 00 MINUTES 15 SECONDS EAST 56.26 FEET TO AN IRON PIN SET;

THENCE SOUTH 88 DEGREES 11 MINUTES 11 SECONDS EAST 90.07 FEET TO AN EXISTING IRON PIN;

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO R. L. AND G. A. RICE (DEED VOLUME 1054, PAGE 365), SOUTH 86 DEGREES 24 MINUTES 42 SECONDS EAST 163.04 FEET TO AN EXISTING IRON PIN;

THENCE WITH THE WEST LINE OF SAID RICE TRACT, SOUTH 03 DEGREES 04 MINUTES 29 SECONDS WEST 308.39 FEET TO AN IRON PIN SET SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID RICE TRACT, SOUTH 03 DEGREES 04 MINUTES 29 SECONDS WEST 170.88 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID WEST LINE, SOUTH 69 DEGREES 09 MINUTES 15 SECONDS WEST 232.80 FEET TO AN IRON PIN SET ON THE EAST LINE OF PINE VALLEY DRIVE AS RECORDED IN PLAT BOOK 17 PAGE 150, 151 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE WITH THE EAST LINE OF PINE VALLEY DRIVE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 265.00 FEET (CHORD BEARING NORTH 27 DEGREES 06 MINUTES 30 SECONDS WEST 91.87 FEET) AN ARC DISTANCE OF 92.34 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID EAST LINE, NORTH 57 DEGREES 24 MINUTES 42 SECONDS EAST 318.78 FEET TO THE PLACE OF BEGINNING;

CONTAINING 0.746 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

**ALSO SUBJECT TO THE FOLLOWING SANITARY SEWER EASEMENT:**

BEING A PART OF A TRACT CONVEYED TO WEBER FAMILY INVESTMENTS BY DEED RECORDED IN VOLUME 1078, PAGE 434, OF THE MUSKINGUM COUNTY DEED 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:

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COMMENCING AT THE CENTER OF SAID QUARTER TOWNSHIP 3;

THENCE WITH THE WEST LINE OF SPRING VALLEY SUBDIVISION (PLAT BOOK 17, PAGE 26-28), SOUTH 03 DEGREES 35 MINUTES 30 SECONDS WEST 200.02 FEET TO AN EXISTING IRON PIN;

THENCE CONTINUING WITH THE SAID WEST LINE, SOUTH 02 DEGREES 49 MINUTES 30 SECONDS WEST 454.43 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF LOT 22 OF SAID SUBDIVISION;

THENCE LEAVING THE SAID WEST LINE, NORTH 75 DEGREES 30 MINUTES 16 SECONDS EAST 658.85 FEET TO AN IRON PIN SET;

THENCE NORTH 67 DEGREES 21 MINUTES 39 SECONDS EAST 780.41 FEET TO A POINT;

THENCE NORTH 25 DEGREES 00 MINUTES 15 SECONDS EAST 56.26 FEET TO AN IRON PIN SET;

THENCE SOUTH 88 DEGREES 11 MINUTES 11 SECONDS EAST 90.07 FEET TO AN EXISTING IRON PIN;

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO R. L. AND G. A. RICE (DEED VOLUME 1054, PAGE 365), SOUTH 86 DEGREES 24 MINUTES 42 SECONDS EAST 163.04 FEET TO AN EXISTING IRON PIN;

THENCE WITH THE WEST LINE OF SAID RICE TRACT, SOUTH 03 DEGREES 04 MINUTES 29 SECONDS WEST 308.39 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID RICE TRACT, SOUTH 57 DEGREES 24 MINUTES 42 SECONDS WEST 122.57 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE SOUTH 06 DEGREES 16 MINUTES 09 SECONDS EAST 135.62 FEET TO A POINT;

THENCE SOUTH 69 DEGREES 09 MINUTES 15 SECONDS WEST 15.50 FEET TO A POINT;

THENCE NORTH 06 DEGREES 16 MINUTES 09 SECONDS WEST 132.10 FEET TO A POINT;

THENCE NORTH 57 DEGREES 24 MINUTES 42 SECONDS EAST 16.74 FEET TO THE PLACE OF BEGINNING.

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 20<sup>TH</sup> DAY OF MARCH 2001.

~~OFFICE COPY  
NOT RECORDABLE~~  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923



PROFESSION APPROVED  
FOR A RECORDS TRANSFER  
BY: *[Signature]*

3-21-2001

# SURVEY OF LOT 31 OF SPRING VALLEY PHASE II

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

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

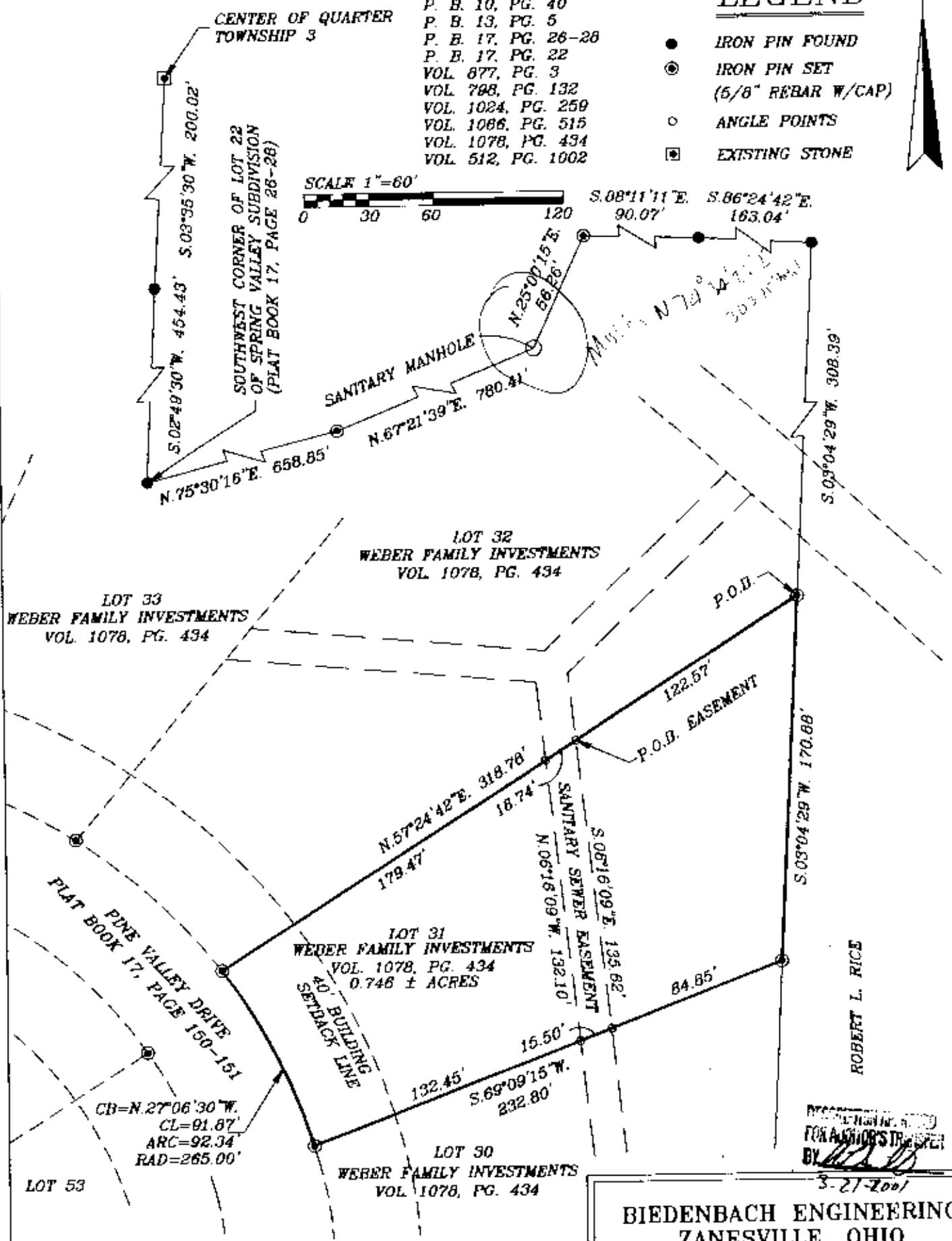
BEARINGS ARE BASED ON THE GEODETIC AZIMUTH OF 06°33'58.2" BETWEEN THE U.S.G.S. MONUMENT "IVORY" AND AZIMUTH MARK 2.

**RESEARCH:**

- MUSKINGUM CO. TAX MAPS  
 P. B. 10, PG. 40  
 P. B. 13, PG. 5  
 P. B. 17, PG. 26-28  
 P. B. 17, PG. 22  
 VOL. 877, PG. 3  
 VOL. 798, PG. 132  
 VOL. 1024, PG. 259  
 VOL. 1086, PG. 515  
 VOL. 1078, PG. 434  
 VOL. 512, PG. 1002

## LEGEND

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



RECORDED FOR AUDITOR'S TRUSTEE  
BY: *[Signature]*

3-21-2001

**BIEDENBACH ENGINEERING**  
ZANESVILLE, OHIO  
(740) 453-1850

DRAWN BY: AJS	DATE: 03-20-01
SCALE: 1"=60'	CHECKED BY: MDN
JOB NO: 4342	DRAWING NO: D:\4342\WEB_35

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 20th DAY OF MARCH, 2001.

OFFICE COPY  
NOT RECORDABLE

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

