

# Biedenbach Surveying, Inc.

3010 East Pike  
Jonesville, OH 43731

Civil Engineering and Land Surveying

Telephone (740) 453-4850  
Fax (740) 450-1000  
E-mail: [biedenbach@biedenbach.net](mailto:biedenbach@biedenbach.net)

M. E. BLACKWOOD, TRUSTEE  
AUDITORS PARCEL NUMBER  
71-70-58-11-01-000 (PART) - 0.342 ACRES ✓  
71-70-58-03-14-000 (PART) - LOT 75 - 1.112 ACRES ✓  
71-70-58-03-01-000 (ALL) - LOT 53 - 0.186 ACRES ✓  
71-70-58-03-02-000 (ALL) - LOT 52 - 0.172 ACRES ✓ } 70-58-03-03  
71-70-58-03-03-000 (ALL) - LOT 51 - 0.172 ACRES ✓ }  
71-70-58-03-04-000 (ALL) - LOT 50 - 0.172 ACRES ✓ }  
71-70-58-03-05-000 (ALL) - LOT 49 - 0.138 ACRES ✓ }

BEING A PART OF LOT 49, A PART OF LOT 75 AND ALL OF LOTS 50, 51, 52, AND 53 OF THE WILLIAM BATEMAN ADDITION (PLAT BOOK 5, PAGE 74) AND A PART OF THE 83.30 ACRES CONVEYED TO M. E. BLACKWOOD, TRUSTEE (DEED VOLUME 1054, PAGE 486- THIRD PARCEL, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT 53 OF THE SAID BATEMAN ADDITION;

THENCE WITH THE EAST LINE OF LOT 53 AND LOT 75 (WEST LINE OF EASTLYND ACRES, PLAT BOOK 10, PAGE 13), SOUTH 16 DEGREES 56 MINUTES 06 SECONDS EAST 425.41 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID WEST LINE OF EASTLYND ACRES, SOUTH 76 DEGREES 07 MINUTES 23 SECONDS WEST 189.45 FEET TO AN IRON PIN SET;

THENCE TRAVERSING INTO LOT 75 OF THE SAID BATEMAN ADDITION, NORTH 52 DEGREES 01 MINUTES 09 SECONDS WEST 183.83 FEET TO AN IRON PIN SET;

THENCE SOUTH 76 DEGREES 07 MINUTES 23 SECONDS WEST 25.82 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE WEST LINE OF LOT 75;

THENCE WITH THE SAID WEST LINE OF LOT 75, NORTH 13 DEGREES 55 MINUTES 43 SECONDS WEST 100.00 FEET TO A POINT, SAID POINT BEING SOUTH 48 DEGREES 54 MINUTES 55 SECONDS EAST 0.27 FEET FROM AN EXISTING IRON PIN (AXLE);

THENCE WITH THE SOUTH LINE LOT 49, NORTH 76 DEGREES 06 MINUTES 19 SECONDS EAST 10.09 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE TRAVERSING THROUGH SAID LOT 49, NORTH 13 DEGREES 55 MINUTES 43 SECONDS WEST 150.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-BINCKLEY) ON THE NORTH LINE OF LOT 49 (SOUTH LINE OF U.S. ROUTE 40);

THENCE WITH THE NORTH LINE OF THE SAID BATEMAN ADDITION AND THE SOUTH LINE OF ROUTE 40, NORTH 76 DEGREES 06 MINUTES 19 SECONDS EAST 239.96 FEET TO THE PLACE OF BEGINNING;

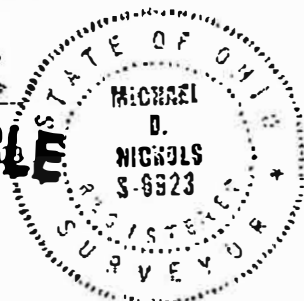
CONTAINING 2.294 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS#923-PS#923)

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 8035 ACRES IN LOT 1 OF BRIARCLIFF SUBDIVISION, DATED OCTOBER 26, 1996 BY C. R. BLARKNESS (PS#6885).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY AND DESCRIPTION TO BE CORRECT, AS PREPARED BY ME, THIS 16<sup>TH</sup> DAY OF SEPTEMBER 2005, FROM SURVEYS COMPLETED BY ME ON THE 19<sup>TH</sup> DAY OF FEBRUARY 2003 AND ON THE 16<sup>TH</sup> DAY OF SEPTEMBER 2005.

**OFFICE COPY  
NOT RECORDABLE**



APPROVED FOR CLOSURE

*[Signature]*  
9/21/2005

# SURVEY FOR M. E. BLACKWOOD

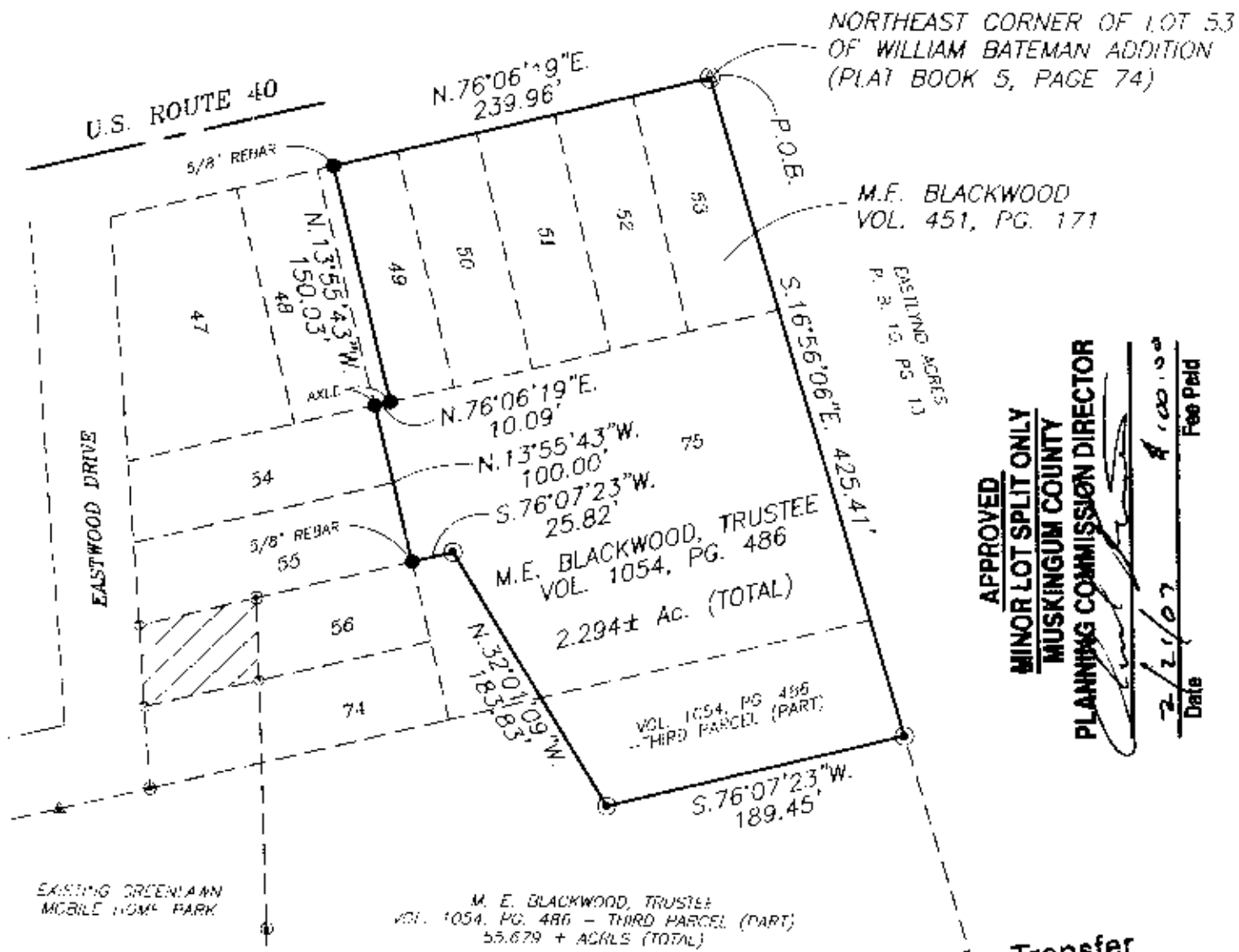
AUDITORS PARCEL NUMBER

- 71-76-58-11-01-000 (PART)-0.342 ± ACRES
- 71-70-58-03-14-000 (PART)-LOT 75-1.112 ± ACRES
- 71-70-58-03-01-000 (ALL)-LOT 53-0.186 ± ACRES
- 71-70-58-03-02-000 (ALL)-LOT 52-0.172 ± ACRES
- 71-70-58-03-03-000 (ALL)-LOT 51-0.172 ± ACRES
- 71-70-58-03-04-000 (ALL)-LOT 50-0.172 ± ACRES
- 71-70-58-03-05-000 (ALL)-LOT 49-0.138 ± ACRES



BEING A PART OF LOT 49, A PART OF LOT 75 AND ALL OF LOTS 50, 51, 52, AND 53 OF THE WILLIAM BATEMAN ADDITION (PLAT BOOK 5, PAGE 74) AND A PART OF THE 83.30 ACRES CONVEYED TO M. E. BLACKWOOD, TRUSTEE (DEED VOLUME 1054, PAGE 486- THIRD PARCEL), SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.035 ACRES IN LOT 1 OF BRIARCLIFF SUBDIVISION, DATED OCTOBER 26, 1996 BY C. H. HARKNESS (PS#6885).



NORTHEAST CORNER OF LOT 53 OF WILLIAM BATEMAN ADDITION (PLAT BOOK 5, PAGE 74)

M.E. BLACKWOOD VOL. 451, PG. 171

DEEDING ACRES P. 8, 10, PG. 13

**APPROVED**  
**MINOR LOT SPLIT ONLY**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

Date 2/2/07 Fee Paid \$100.00

**APPROVED FOR CLOSURE**  
*[Signature]*

**Approved For Transfer**  
**No On-Lot Sewage**  
Date 2/3/07

**RESEARCH**

- VOL. 451, PG. 171
- VOL. 518, PG. 193
- VOL. 1054, PG. 486
- VOL. 1088, PG. 287
- P.B. 5, PG. 74
- P.B. 10, PG. 45
- U.S.G.S (ZANESVILLE EAST QUAD); MUSKINGUM CO. TAX MAP

**LEGEND**

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ⊚ EXISTING CONCRETE MONUMENT
- ⊛ MAG NAIL SET

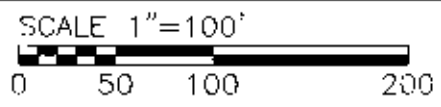
*[Signature]*  
**Zanesville - Muskingum Co.**  
**Health Department**

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 SEPTEMBER, 2005, FROM SURVEY COMPLETED ON THE 19th DAY OF FEBRUARY, 2003, AND RECORDED ON THE 19th DAY OF SEPTEMBER, 2005.

**OFFICE COPY NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6921

MUSKINGUM COUNTY, OHIO  
REGISTERED SURVEYOR  
MICHAEL D. NICHOLS  
#6921



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

**BIEDENEACH SURVEYING, INC.**  
3010 EAST PIKE, ZANESVILLE, OHIO 43701  
phone: 740-453-4850 fax: 740-450-1000, email: biederneach@aol.net

DRAWN BY: DEI	DATE: 09-16-05	SCALE: 1"=100'
CHECKED BY: MDN	JOB NO: 4911	DRAWING NO: D:\4911\4911