

# Biedenbach Surveying, Inc.

3010 East Pike  
Zanesville, OH 43701

Land Surveying and Construction Layout

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## KENNETH BAILEY AUDITORS PARCEL NUMBER

71-70-58-11-01-000 (PART) - 6.546 MORE OR LESS ACRES  
71-70-58-11-01-002 (ALL) - 55.679 MORE OR LESS ACRES *SNR*

BEING A PART OF THE 80.62 ACRE PARCEL CONVEYED TO GREENLAWN ESTATES, LLC (TRACT ONE AND TRACT TWO OF O.R. VOLUME 2047, PAGE 379 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS), 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:

COMMENCING 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 EXISTING IRON PIN, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE WEST LINE OF EASTLYND ACRES, SOUTH 16 DEGREES 56 MINUTES 06 SECONDS EAST 376.87 FEET TO AN EXISTING IRON PIN (ANGLE IRON);

THENCE CONTINUING WITH THE WEST LINE OF EASTLYND ACRES AND THE WEST LINE OF EASTLYND ACRES No. 2 (PLAT BOOK 10, PAGE 45), SOUTH 17 DEGREES 37 MINUTES 36 SECONDS EAST 657.24 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE WITH THE WESTERLY LINE OF EASTLYND No.3 (PLAT BOOK 10, PAGE 56) THE NEXT TWO COURSES AND DISTANCES:

1. SOUTH 88 DEGREES 37 MINUTES 24 SECONDS WEST 4.62 FEET TO AN EXISTING IRON PIN;
2. SOUTH 37 DEGREES 38 MINUTES 14 SECONDS WEST 691.76 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE WITH THE WEST LINE OF A 4.17 ACRE TRACT, SOUTH 36 DEGREES 38 MINUTES 52 SECONDS WEST 213.97 FEET TO AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING ON THE SOUTH LINE OF WASHINGTON TOWNSHIP AND AT THE NORTHWEST CORNER OF SECTION 3 (TOWNSHIP 12, RANGE 13, WAYNE TOWNSHIP);

THENCE WITH THE SAID SOUTH LINE OF WASHINGTON TOWNSHIP, SOUTH 89 DEGREES 29 MINUTES 23 SECONDS WEST 1856.01 FEET TO AN EXISTING IRON PIN, SAID IRON PIN BEING NORTH 89 DEGREES 29 MINUTES 23 SECONDS EAST 530.67 FEET FROM AN EXISTING IRON PIN (1/2 INCH REBAR-KYER);

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO D. AND J. DOWNING (DEED VOLUME 514, PAGE 411), NORTH 02 DEGREES 01 MINUTES 26 SECONDS WEST 958.10 FEET TO EXISTING IRON PIN, SAID IRON PIN BEING AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO THE HARTLEY COMPANY (DEED VOLUME 1068, PAGE 228);

THENCE WITH THE SOUTH LINE OF THE SAID HARTLEY COMPANY TRACT, NORTH 78 DEGREES 48 MINUTES 31 SECONDS EAST 198.96 FEET TO AN EXISTING IRON PIN;

THENCE WITH THE EAST LINE OF THE SAID HARTLEY COMPANY TRACT, NORTH 00 DEGREES 28 MINUTES 42 SECONDS EAST 504.00 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO KENNETH MARTIN (DEED VOLUME 960, PAGE 67), NORTH 86 DEGREES 43 MINUTES 51 SECONDS EAST 422.76 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE), PASSING AN EXISTING IRON PIN AT 380.75 FEET;

THENCE CONTINUING WITH THE SAID SOUTH LINE (KENNETH MARTIN DEED VOLUME 960, PAGE 67), SOUTH 87 DEGREES 38 MINUTES 04 SECONDS EAST 90.00 FEET TO AN EXISTING IRON PIN;

THENCE WITH THE EAST LINE OF THE SAID MARTIN TRACT, NORTH 02 DEGREES 21 MINUTES 58 SECONDS EAST 150.00 FEET TO AN EXISTING IRON PIN (1 INCH ROD) ON THE SOUTH LINE OF PARKVIEW BOULEVARD;

THENCE WITH THE SAID SOUTH LINE OF PARKVIEW BOULEVARD, SOUTH 87 DEGREES 38 MINUTES 00 SECONDS EAST 503.96 FEET TO AN EXISTING IRON PIN;

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE WEST LINE OF TRACT ONE (OR VOLUME 2047, PAGE 379) THE APPROXIMATE PERIMETER OF THE EXISTING GREENLAWN MOBILE HOME PARK THE NEXT 7 COURSES AND DISTANCES:

1. SOUTH 08 DEGREES 30 MINUTES 35 SECONDS WEST 217.77 FEET TO AN EXISTING IRON PIN;
2. SOUTH 82 DEGREES 54 MINUTES 14 SECONDS WEST 147.13 FEET TO AN EXISTING IRON PIN;
3. SOUTH 55 DEGREES 34 MINUTES 40 SECONDS WEST 630.65 FEET TO AN EXISTING IRON PIN;
4. SOUTH 43 DEGREES 32 MINUTES 47 SECONDS WEST 225.71 FEET TO AN EXISTING IRON PIN;
5. SOUTH 15 DEGREES 50 MINUTES 33 SECONDS WEST 224.12 FEET TO AN EXISTING IRON PIN;
6. SOUTH 31 DEGREES 58 MINUTES 00 SECONDS EAST 144.19 FEET TO AN EXISTING IRON PIN;
7. SOUTH 77 DEGREES 42 MINUTES 22 SECONDS EAST 221.48 FEET TO A POINT;

THENCE LEAVING THE SAID WEST LINE AND TRAVERSING THROUGH THE SAID TRACT ONE THE NEXT 6 COURSES AND DISTANCES;

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1. NORTH 43 DEGREES 21 MINUTES 05 SECONDS EAST 368.69 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 41.32 FEET;
2. NORTH 57 DEGREES 07 MINUTES 58 SECONDS EAST 267.67 FEET TO AN IRON PIN SET;
3. NORTH 52 DEGREES 34 MINUTES 15 SECONDS EAST 186.48 FEET TO AN IRON PIN SET;
4. NORTH 87 DEGREES 07 MINUTES 56 SECONDS EAST 145.49 FEET TO AN IRON PIN SET;
5. SOUTH 11 DEGREES 01 MINUTES 24 SECONDS WEST 301.26 FEET TO AN IRON PIN SET;
6. SOUTH 89 DEGREES 49 MINUTES 44 SECONDS EAST 219.48 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE EAST LINE OF THE SAID TRACT ONE THE NEXT 8 COURSES AND DISTANCES:

1. NORTH 57 DEGREES 30 MINUTES 17 SECONDS EAST 96.09 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. NORTH 09 DEGREES 57 MINUTES 43 SECONDS WEST 78.07 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
3. NORTH 11 DEGREES 58 MINUTES 38 SECONDS EAST 323.64 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
4. NORTH 21 DEGREES 07 MINUTES 40 SECONDS WEST 143.97 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
5. NORTH 09 DEGREES 59 MINUTES 11 SECONDS EAST 181.93 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
6. NORTH 84 DEGREES 50 MINUTES 17 SECONDS EAST 91.68 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
7. NORTH 03 DEGREES 58 MINUTES 00 SECONDS EAST 84.28 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
8. NORTH 02 DEGREES 16 MINUTES 35 SECONDS WEST 204.84 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH LINE OF LOT 56 (WILLIAM BATEMAN ADDITION-PLAT BOOK 5, PAGE 74);

THENCE WITH THE SAID NORTH LINE, NORTH 76 DEGREES 07 MINUTES 23 SECONDS EAST 96.87 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF SAID LOT 56;

THENCE CONTINUING NORTH 76 DEGREES 07 MINUTES 23 SECONDS EAST, INTO LOT 75, 25.82 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH AN EXISTING FENCELINE AND TRAVERSING THROUGH LOT 75, SOUTH 32 DEGREES 01 MINUTES 09 SECONDS EAST 183.83 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE NORTH 76 DEGREES 07 MINUTES 23 SECONDS EAST 189.45 FEET TO THE PLACE OF BEGINNING.

CONTAINING 62.225 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

## ALSO THE FOLLOWING 50 FOOT WIDE INGRESS AND EGRESS EASEMENT

BEING A PART OF LOT 56 OF THE WILLIAM BATEMAN ADDITION (PLAT BOOK 5, PAGE 74) CONVEYED TO M. E. BLACKWOOD, TRUSTEE (DEED VOLUME 1054, PAGE 486), 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:

COMMENCING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 74 OF THE SAID BATEMAN ADDITION;

THENCE WITH THE WEST LINE OF LOT 74 (THE EAST LINE OF EASTWOOD DRIVE), NORTH 04 DEGREES 26 MINUTES 20 SECONDS WEST 50.69 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 74;

THENCE WITH THE WEST LINE OF LOT 56 (THE EAST LINE OF EASTWOOD DRIVE), NORTH 04 DEGREES 26 MINUTES 20 SECONDS WEST 50.69 FEET TO A POINT;

THENCE WITH THE NORTH LINE OF SAID LOT 56, NORTH 76 DEGREES 07 MINUTES 23 SECONDS EAST 73.27 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR-BINCKLEY) AT 0.46 FEET;

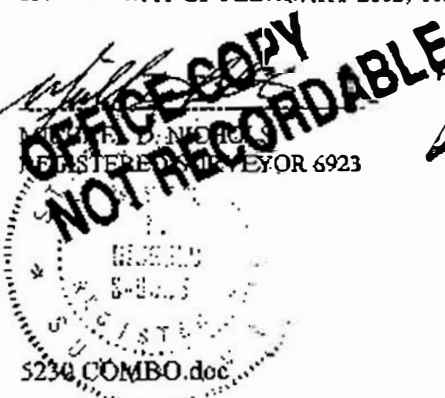
THENCE LEAVING THE SAID NORTH LINE, SOUTH 02 DEGREES 16 MINUTES 35 SECONDS EAST 51.04 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 07 MINUTES 23 SECONDS WEST 71.32 FEET TO THE PLACE OF BEGINNING.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-PS6923).

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.035 ACRES IN LOT 1 OF BRIARCLIFF SUBDIVISION, DATED OCTOBER 26, 1996 BY C. R. HARKNESS (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 14<sup>TH</sup> DAY OF JANUARY 2008, FROM SURVEYS COMPLETED BY ME ON THE 19<sup>TH</sup> DAY OF FEBRUARY 2003, THE 16<sup>TH</sup> DAY OF SEPTEMBER 2005 AND THE 10<sup>TH</sup> DAY OF JANUARY 2008.



APPROVED FOR CLOSURE

*[Signature]* 1/31/2008

EXEMPT FROM  
PLANNING COMMISSION

*[Signature]* 1/31/2008

APPROVED FOR CLOSURE SURVEY FOR KENNETH BARLEY

71-70-58-11-01-000 (PART)-6.546 ± ACRES

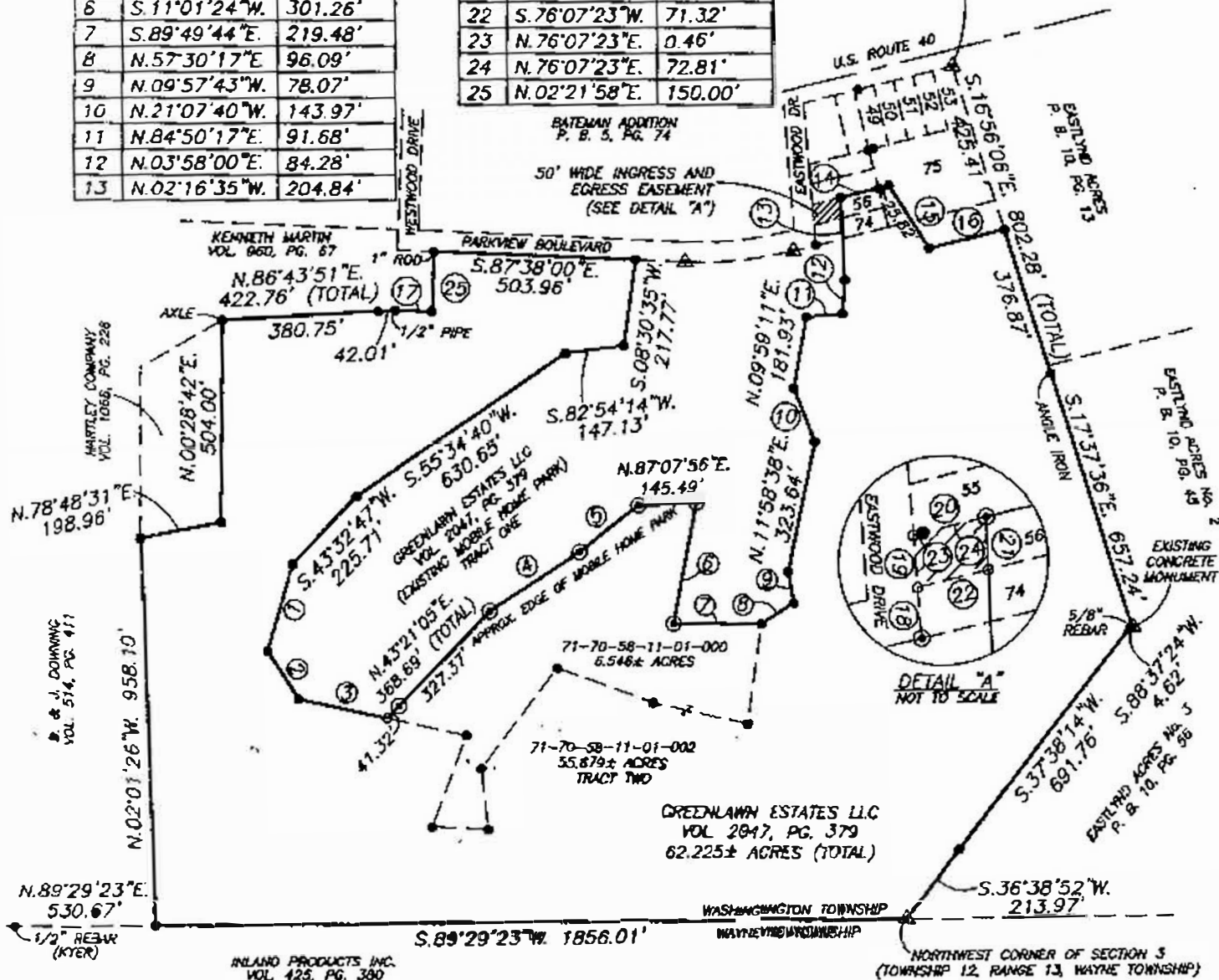
BEING A PART OF THE 80.62 ACRE PARCEL CONVEYED TO GREENLAWN ESTATES, LLC (TRACT ONE AND TRACT TWO OF O.R. VOLUME 2047, PAGE 379 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS), SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

LINE DATA

No.	BEARING	DISTANCE
14	N. 76° 07' 23" E.	122.69'
15	S. 32° 01' 09" E.	183.83'
16	N. 76° 07' 23" E.	189.45'
17	S. 87° 38' 04" E.	90.00'
18	N. 04° 26' 20" W.	50.69'
19	N. 04° 26' 20" W.	50.69'
20	N. 76° 07' 23" E.	73.27'
21	S. 02° 16' 35" E.	51.04'
22	S. 76° 07' 23" W.	71.32'
23	N. 76° 07' 23" E.	0.46'
24	N. 76° 07' 23" E.	72.81'
25	N. 02° 21' 58" E.	150.00'

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

No.	BEARING	DISTANCE
1	S. 15° 50' 33" W.	224.12'
2	S. 31° 58' 00" E.	144.19'
3	S. 77° 42' 22" E.	221.48'
4	N. 57° 07' 58" E.	267.67'
5	N. 52° 34' 15" E.	186.48'
6	S. 11° 01' 24" W.	301.26'
7	S. 89° 49' 44" E.	219.48'
8	N. 57° 30' 17" E.	96.09'
9	N. 09° 57' 43" W.	78.07'
10	N. 21° 07' 40" W.	143.97'
11	N. 84° 50' 17" E.	91.68'
12	N. 03° 58' 00" E.	84.28'
13	N. 02° 16' 35" W.	204.84'

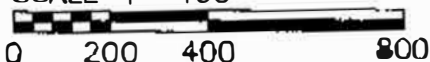


### LEGEND

- 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)  
 MUSKIEGAN CO. TAX MAP

- EXISTING IRON PIN  
(5/8" REBAR UNLESS  
OTHERWISE INDICATED)
- ◎ IRON PIN SET  
(5/8" REBAR W/ CAP)
- UNMARKED POINTS
- ▲ EXISTING CONCRETE WALL/VT
- ▲ EXISTING MAG NAIL

SCALE 1" = 400'



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 JANUARY, 2008.

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.

**BIEDENBACH SURVEYING, INC.**

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DRAWN BY: JMR

DATE: 07-14-08

SCALE: 1"=400'

CHECKED BY: MDN

JOB NO: 5230

DRAWING NO  
6-1000000-1000000