

51-63-09-43-001

Biedenbach Surveying, Inc.

3010 East Pike
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850
Fax (740) 450-1000
E-mail biedenbach@ee.net

KEN WEBER
VOLUME 1078, PAGE 434
AUDITORS PARCEL NUMBER 51-51-63-09-43-000 (PART)

BEING A PART OF LOT 43 OF SPRING VALLEY SUBDIVISION PHASE II AS RECORDED IN PLAT BOOK 18, PAGES 17-19 OF THE MUSKINGUM COUNTY PLAT RECORDS, SITUATED IN 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 NORTHEAST CORNER OF LOT 43 OF SPRING VALLEY SUBDIVISION PHASE II;

THENCE WITH THE WEST LINE OF PINE VALLEY DRIVE, SOUTH 22 DEGREES 36 MINUTES 33 SECONDS EAST 25.44 FEET TO A POINT;

THENCE CONTINUING WITH THE SAID WEST LINE AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING SOUTH 29 DEGREES 11 MINUTES 33 SECONDS EAST 51.60 FEET) AN ARC DISTANCE OF 51.71 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID WEST LINE AND TRAVERSING THROUGH LOT 43, SOUTH 72 DEGREES 22 MINUTES 58 SECONDS WEST 263.70 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF LOT 9, PASSING AN IRON PIN SET AT 63.98 FEET;

THENCE WITH THE EAST LINE OF LOT 9, NORTH 13 DEGREES 19 MINUTES 21 SECONDS WEST 91.47 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 32.25 FEET;

THENCE LEAVING THE SAID EAST LINE AND WITH THE SOUTH LINE OF LOT 42 (NORTH LINE OF LOT 43), NORTH 75 DEGREES 58 MINUTES 16 SECONDS EAST 244.77 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 130.26 FEET;

CONTAINING 0.484 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

ALSO BEING SUBJECT TO THE FOLLOWING SANITARY SEWER EASEMENT

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF LOT 43 OF SPRING VALLEY SUBDIVISION PHASE II.

THENCE WITH THE WEST LINE OF LOT 43, SOUTH 13 DEGREES 19 MINUTES 21 SECONDS EAST 13.03 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE TRAVERSING THROUGH LOT 43, NORTH 21 DEGREES 06 MINUTES 52 SECONDS EAST 15.93 FEET TO A POINT;

THENCE WITH THE NORTH LINE OF LOT 43, NORTH 75 DEGREES 58 MINUTES 16 SECONDS EAST 18.34 FEET TO A POINT, SAID POINT BEING SOUTH 75 DEGREES 58 MINUTES 16 SECONDS WEST 217.41 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF SAID LOT 43;

THENCE TRAVERSING THROUGH LOT 43, SOUTH 21 DEGREES 06 MINUTES 52 SECONDS WEST 48.37 FEET TO A POINT;

THENCE WITH THE WEST LINE OF LOT 43, NORTH 13 DEGREES 19 MINUTES 21 SECONDS WEST 26.53 FEET TO THE PLACE OF BEGINNING;

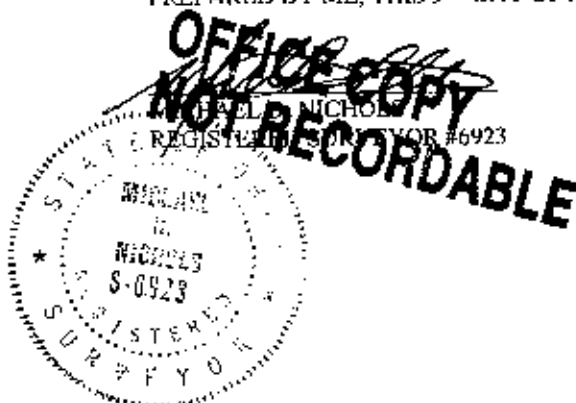
ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-PS86923).

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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 9TH DAY OF MAY 2007.

APPROVED FOR CLOSURE

[Signature] 5/18/2007

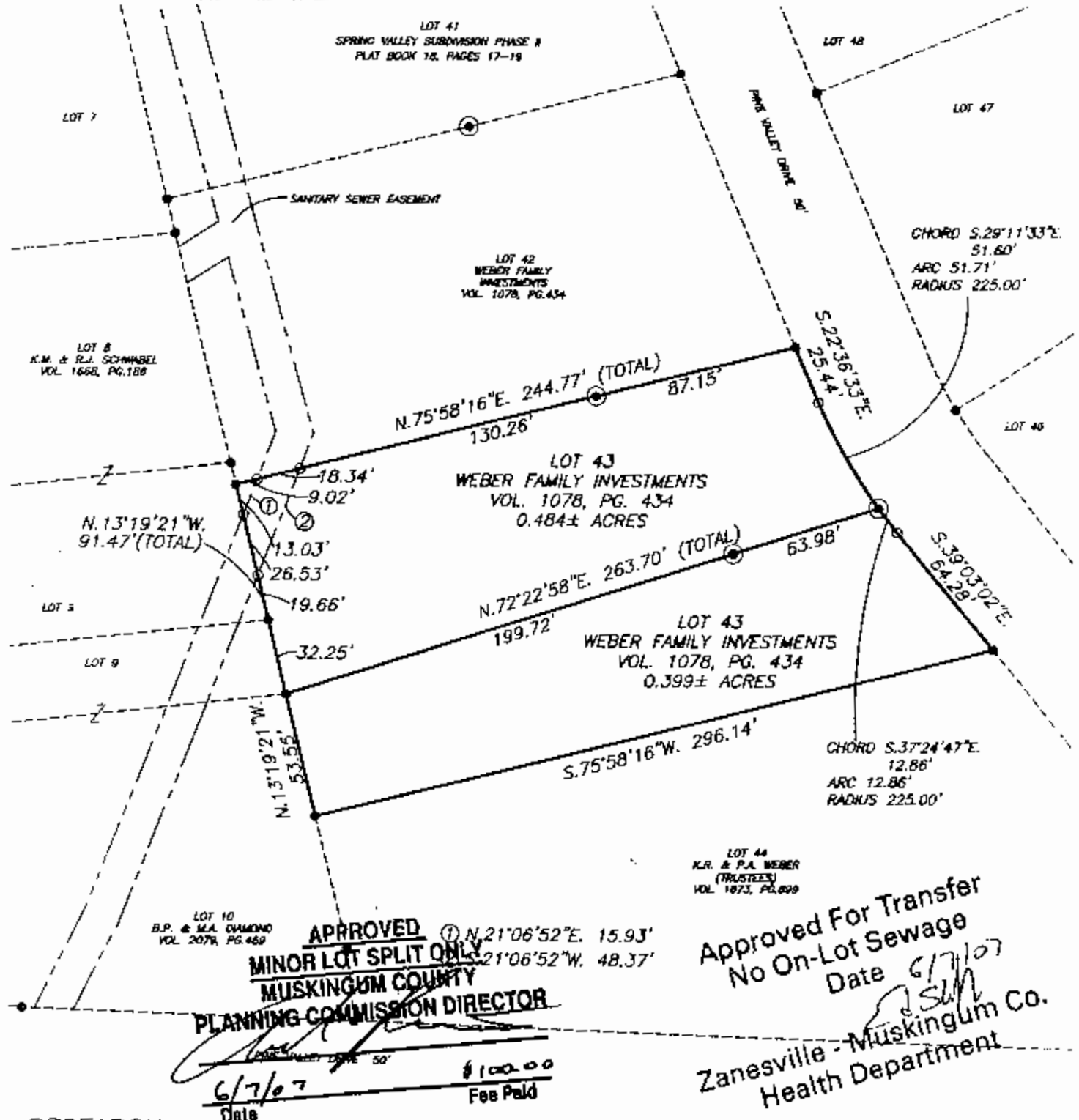


SURVEY FOR KEN WEBER

AUDITORS PARCEL NUMBER
51-51-63-09-43-000

BEING A PART OF LOT 43 OF SPRING VALLEY SUBDIVISION PHASE II AS RECORDED IN PLAT BOOK 18, PAGES 17-19 OF THE MUSKINGUM COUNTY PLAT RECORDS, SITUATED IN 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

DEEDS AS SHOWN
P.B. 17, PG. 150, 151
P.B. 18, PG. 17-19
MUSKINGUM COUNTY GIS AND TAX MAPS

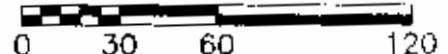
APPROVED FOR CLOSURE

6/7/07 5:18 2007

LEGEND

- EXISTING IRON PIN
(3/8" REBAR W/CAP)
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=60'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 9th DAY OF MAY, 2007.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR



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.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-430-1000, email: biedenbach@ec.net

DRAWN BY: JNL

DATE: 05-09-07

SCALE: 1"=60'

CHECKED BY: MDN

JOB NO: 5301

DRAWING NO: 01-LOWPOLDER/5301/5301.dwg