

W. J. Biedenbach & Associates

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Surveying and Mapping

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1385 LANGAN LN

HELEN V. ADAMS (BHR)
AUDITORS PARCEL NUMBER 70-70-40-87-02-000 (ALL)

BEING A PART OF LOT 11 OF THE ORIGINAL SUBDIVISION OF SAM BROWN'S FARM LYING SOUTH OF THE ADAMSVILLE ROAD AS Delineated in PLAT BOOK 1, PAGE 62 AND PLAT BOOK 2, PAGE 10 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE 3RD QUARTER OF 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 IRON PIN (3/8 INCH REBAR) AT THE NORTHWEST CORNER OF LOT 12 OF THE SAID BROWN'S FARM;

THENCE WITH THE NORTH LINE OF SAID LOT NUMBER 10 AND NUMBER 11 (AND THE SOUTH LINE OF JOHN STREET), SOUTH 89 DEGREES 28 MINUTES 32 SECONDS EAST 555.40 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 NORTH LINE OF LOT 11 (SOUTH LINE OF JOHN STREET), SOUTH 89 DEGREES 28 MINUTES 32 SECONDS EAST 197.14 FEET TO AN IRON PIN SET ON THE WEST LINE OF LANGAN LANE;

THENCE WITH THE WEST LINE OF LANGAN LANE, SOUTH 00 DEGREES 12 MINUTES 01 SECONDS EAST 137.00 FEET TO A POINT;

THENCE WITH THE NORTH LINE OF CIRCLE LANE, NORTH 89 DEGREES 28 MINUTES 32 SECONDS WEST 197.14 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 25.46 FEET;

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO JAMES L. AND CATHERINE E. BROCK BY DEED RECORDED IN VOLUME 1109, PAGE 426 OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 00 DEGREES 12 MINUTES 01 SECONDS WEST 137.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.620 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALSO HEREIN CONVEYED TO EIGHTEEN INCH WIDE INGRESS AND EGRESS EASEMENT ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT (SAID EASEMENT OR RIGHT-OF-WAY CONVEYED BY DEED BOOK VOLUME 340, PAGE 321 OF THE MUSKINGUM COUNTY DEED RECORDS).

ALL IRON PINS SET ARE 3/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6922).

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE WEST LINE OF LOT 13 (EAST LINE OF LOT NUMBER 12) AS RECORDED IN DEED BOOK VOLUME 858, PAGE 122.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 11TH DAY OF DECEMBER 1999.

NOTICE COPY
NOT RECORDABLE

W. J. BIEDENBACH
REGISTERED SURVEYOR

DEEDS APPROVED
FOR AUDITOR'S TRANSFER
12-16-99

SURVEY FOR PRUDENTIAL REALTY

AUDITORS PARCEL NUMBER
70-70-40-07-02-000 (ALL)

BEING A PART OF LOT 11 OF THE ORIGINAL SUBDIVISION OF SAM BROWN'S FARM LYING SOUTH OF THE ADAMSVILLE ROAD AS DELINEATED IN PLAT BOOK 1, PAGE 62 AND PLAT BOOK 2, PAGE 10 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE 3RD QUARTER OF TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE WEST LINE OF LOT 13 (EAST LINE OF LOT NUMBER 12) AS RECORDED IN DEED BOOK VOLUME 858, PAGE 122.

LANGAN LANE

S.00°12'01"E. 137.00'



SCALE 1"=50'
0 25 50 100

RESEARCH:

VOL. 1076, PG. 119
VOL. 1109, PG. 426
VOL. 340, PG. 321
VOL. 858, PG. 122
MUSKINGUM CO. TAX MAP

LEGEND

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*

12-16-98

JOHN STREET

S.89°28'32"E. 197.14'

HELEN V. ADAMS (BEHR)
VOL. 340, PG. 321
0.620 ± ACRES

18' INGRESS & EGRESS
EASEMENT

P.O.B.

N.00°12'01"W 137.00'

25.00'

172.14'

N.89°28'32"W. 197.14'

CIRCLE LANE

JAMES L. & CATHERINE E.
BROCK
VOL. 1109, PG. 426

S.89°28'32"E. 555.40'

5/8" REBAR

NORTHWEST CORNER
OF LOT 10 OF
BROWN'S FARM

W.J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY:
AJS

DATE:
12-11-98

SCALE:
1"=50'

CHECKED BY:
WJB

JOB NO:
4385

DRAWING NO:
D:\4385\4385

W.J. BIEDENBACH
REGISTERED SURVEYOR

OFFICE COPY
NOT RECORDABLE