

86-34-01-01-060
3823 JAMES CT

Biedenbach Surveying, Inc.

Surveying and Mapping

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NORTH POINTE DEVELOPMENT COMPANY AUDITORS PARCEL NUMBER 91-86-34-01-01-028 (PART)

BEING A PART OF THE 16.125 ACRE TRACT CONVEYED TO NORTH POINTE DEVELOPMENT COMPANY, LTD. BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 1148, PAGE 838 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN LOT 6 OF SIBLEY'S SUBDIVISION, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6;

THENCE WITH THE WEST LINE OF LOT 6, SOUTH 01 DEGREE 57 MINUTES 06 SECONDS WEST 1234.68 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID WEST LINE, SOUTH 88 DEGREES 35 MINUTES 33 SECONDS EAST 410.50 FEET TO A POINT ON THE EAST LINE OF COUNTY ROAD 723 (NORTH POINTE DRIVE);

THENCE WITH THE EAST LINE OF THE SAID ROAD, NORTH 23 DEGREES 20 MINUTES 18 SECONDS EAST 590.89 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 EAST LINE OF THE SAID ROAD (THE WEST LINE OF THE ABOVE SAID NORTH POINTE DEVELOPMENT, LTD. TRACT, NORTH 23 DEGREES 20 MINUTES 18 SECONDS EAST 151.25 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SAID WEST LINE OF THE SAID NORTH POINTE DEVELOPMENT, LTD. TRACT WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1095.916 FEET (CHORD BEARING NORTH 28 DEGREES 28 MINUTES 44 SECONDS EAST 196.37 FEET) AN ARC DISTANCE OF 196.63 FEET TO AN IRON PIN SET;

THENCE TRAVERSING INTO THE SAID NORTH POINTE DEVELOPMENT, LTD. TRACT, SOUTH 27 DEGREES 22 MINUTES 32 SECONDS EAST 459.02 FEET TO AN IRON PIN SET ON THE WESTERLY LINE OF JAMES COURT (PLAT BOOK 18, PAGE 28);

THENCE WITH THE SAID WESTERLY LINE OF JAMES COURT THE NEXT THREE COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 15 DEGREES 57 MINUTES 27 SECONDS WEST 39.53 FEET) AN ARC DISTANCE OF 40.64 FEET TO AN IRON PIN SET;
- 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET (CHORD BEARING SOUTH 15 DEGREES 57 MINUTES 27 SECONDS WEST 23.72 FEET) AN ARC DISTANCE OF 24.39 FEET TO AN IRON PIN SET;
- 3) SOUTH 39 DEGREES 14 MINUTES 27 SECONDS WEST 98.12 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID WESTERLY LINE, NORTH 50 DEGREES 45 MINUTES 22 SECONDS WEST 368.21 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.204 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 PS7923-PS6923).

THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE 16.125 ACRE TRACT CONVEYED TO NORTH POINTE DEVELOPMENT COMPANY (VOLUME 1148, PAGE 838).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 12th DAY OF JULY 2006.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923

APPROVED FOR CLOSURE

[Signature] 7/28/2006

EXEMPT FROM
PLANNING COMMISSION

[Signature] 7/28/2006

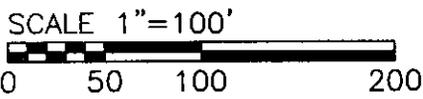
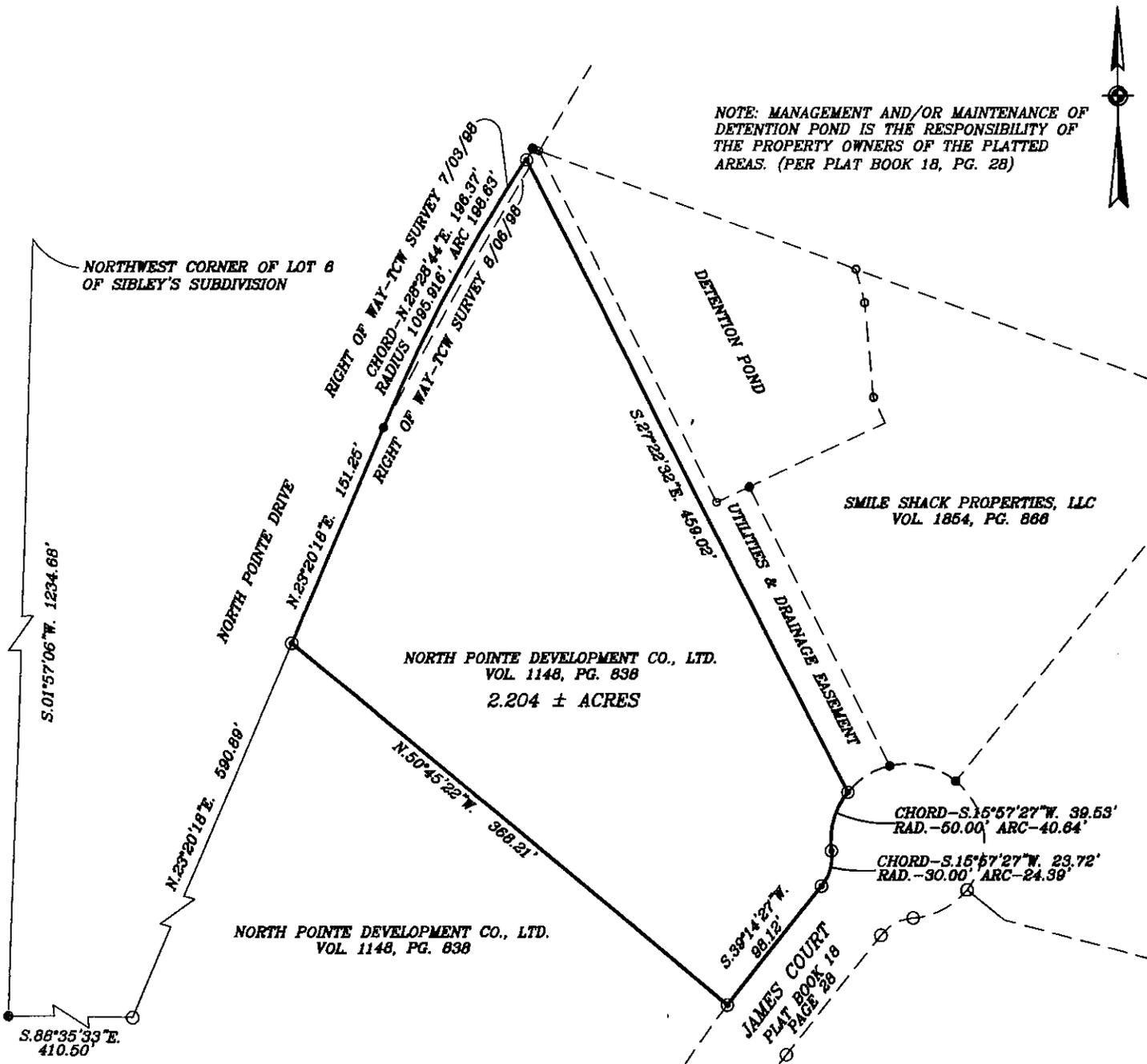
SURVEY FOR NORTH POINTE DEVELOPMENT

AUDITORS PARCEL NUMBER
91-86-34-01-01-028 (PART)

BEING A PART OF LOT 6 OF SIBLEY'S SUBDIVISION, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE WEST LINE OF SIBLEY'S SUBDIVISION (S.01°57'06"E.) AS DESCRIBED IN DEED BOOK VOLUME 1148, PAGE 838 OF THE MUSKINGUM COUNTY DEED RECORDS.

NOTE: MANAGEMENT AND/OR MAINTENANCE OF DETENTION POND IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE PLATTED AREAS. (PER PLAT BOOK 18, PG. 28)



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LEGEND

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

RESEARCH

DEED VOL. 1148, PG. 838
DEED VOL. 1854, PG. 866
PREVIOUS SURVEY OF A 16.125 AC. TRACT DATED 7/03/98 BY TCW CO.
PREVIOUS SURVEY OF NORTH POINTE ROAD R/W DATED 8/06/98 BY TCW CO.
MUSKINGUM COUNTY TAX AND GIS MAPS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 12th DAY OF JULY, 2006.

OFFICE COPY NOT RECORDABLE

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

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: MDN	DATE: 07-12-06	SCALE: 1"=100'
CHECKED BY: MDN	JOB NO: 5223	DRAWING NO: C:\JOB\FOLDER\5223