

Biedenbach Engineering, Inc.

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Civil Engineering and Land Surveying

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**ROGER T. AND KAY A. SNIDER
AUDITORS PARCEL NUMBER
16-17-01-01-02-006 (PART)**

**OFFICE COPY
NOT RECORDABLE**

BEING A PART OF THE NORTH HALF OF QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF QUARTER TOWNSHIP 1;

THENCE WITH THE NORTH LINE OF THE SAID QUARTER TOWNSHIP 1 AND THE NORTH LINE OF A TRACT CONVEYED TO ROGER T. AND KAY A. SNIDER BY DEED RECORDED IN VOLUME 1134, PAGE 474 OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 87 DEGREES 18 MINUTES 04 SECONDS WEST 719.81 FEET TO AN EXISTING IRON PIN;

THENCE LEAVING THE SAID NORTH LINE AND WITH THE WEST LINE OF A 18.826 ACRE TRACT CONVEYED TO JOHN R. AND DELORES A. BISHOP (DEED VOLUME 1153, PAGE 811), SOUTH 01 DEGREES 40 MINUTES 46 SECONDS EAST 812.77 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID BISHOP LINE THE NEXT THREE COURSES AND DISTANCES:

- 1. SOUTH 01 DEGREES 40 MINUTES 46 SECONDS EAST 187.05 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**
- 2. NORTH 89 DEGREES 06 MINUTES 26 SECONDS EAST 110.21 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**
- 3. SOUTH 03 DEGREES 31 MINUTES 56 SECONDS WEST 210.51 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**

THENCE WITH THE NORTH LINE OF A 2.806 ACRE TRACT CONVEYED TO JOHN R. AND DELORES A. BISHOP (DEED VOLUME 1153, PAGE 806), SOUTH 79 DEGREES 57 MINUTES 17 SECONDS WEST 69.82 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE TRAVERSING INTO THE ABOVE SAID ROGER AND KAY SNIDER TRACT, SOUTH 67 DEGREES 53 MINUTES 35 SECONDS WEST 156.31 FEET TO AN IRON PIN SET;

THENCE SOUTH 86 DEGREES 59 MINUTES 37 SECONDS WEST 124.78 FEET TO A POINT;

THENCE SOUTH 87 DEGREES 33 MINUTES 16 SECONDS WEST 79.72 FEET TO POINT;

THENCE NORTH 79 DEGREES 01 MINUTES 00 SECONDS WEST 176.18 FEET TO POINT;

THENCE NORTH 07 DEGREES 56 MINUTES 36 SECONDS WEST 138.32 FEET TO POINT;

THENCE SOUTH 85 DEGREES 25 MINUTES 45 SECONDS WEST 85.26 FEET TO A POINT;

THENCE SOUTH 83 DEGREES 07 MINUTES 19 SECONDS WEST 492.17 FEET TO A POINT;

THENCE SOUTH 78 DEGREES 00 MINUTES 30 SECONDS WEST 66.15 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 51 MINUTES 09 SECONDS WEST 66.21 FEET TO A POINT IN THE CENTER OF THE OLD COUNTY ROAD 60;

THENCE WITH THE CENTER OF OLD COUNTY ROAD 60 AND WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 636.62 FEET (CHORD BEARING NORTH 35 DEGREES 36 MINUTES 31 SECONDS WEST 27.05 FEET) AND AN ARC LENGTH OF 27.05 FEET TO POINT;

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THENCE LEAVING THE CENTER OF OLD COUNTY ROAD 60, NORTH 78 DEGREES 51 MINUTES 09 SECONDS EAST 76.80 FEET TO A POINT;

THENCE NORTH 78 DEGREES 00 MINUTES 30 SECONDS EAST 67.52 FEET TO A POINT;

THENCE NORTH 83 DEGREES 07 MINUTES 19 SECONDS EAST 493.79 FEET TO A POINT;

THENCE NORTH 85 DEGREES 25 MINUTES 45 SECONDS EAST 109.33 FEET TO A POINT, SAID POINT BEING SOUTH 07 DEGREES 56 MINUTES 36 SECONDS EAST 30.04 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 07 DEGREES 56 MINUTES 36 SECONDS EAST 144.04 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 79 DEGREES 01 MINUTES 00 SECONDS EAST 155.38 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE NORTH 87 DEGREES 33 MINUTES 16 SECONDS EAST 77.71 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE NORTH 00 DEGREES 19 MINUTES 30 SECONDS WEST 414.69 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 REBAR) AT 132.14 FEET;

THENCE NORTH 82 DEGREES 03 MINUTES 23 SECONDS EAST 240.27 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.597 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 60 (DILLON HILLS DRIVE) AND ALL OTHER APPLICABLE EASEMENTS.

ALSO SUBJECT TO THE FOLLOWING 25 FOOT INGRESS AND EGRESS EASEMENT

BEING A PART OF THE NORTH HALF OF QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF QUARTER TOWNSHIP 1;

THENCE WITH THE NORTH LINE OF THE SAID QUARTER TOWNSHIP 1 AND THE NORTH LINE OF A TRACT CONVEYED TO ROGER T. AND KAY A. SNIDER BY DEED RECORDED IN VOLUME 1134, PAGE 474 OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 87 DEGREES 18 MINUTES 04 SECONDS WEST 719.81 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 01 DEGREES 40 MINUTES 46 SECONDS EAST 347.51 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 70 DEGREES 10 MINUTES 05 SECONDS WEST 582.84 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 153.33 FEET;

THENCE SOUTH 07 DEGREES 56 MINUTES 36 SECONDS EAST, PASSING EXISTING IRON PINS AT 231.59 FEET AND 521.52 FEET, A TOTAL DISTANCE OF 551.56 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE CONTINUING SOUTH 07 DEGREES 56 MINUTES 36 SECONDS EAST 25.04 FEET TO A POINT;

THENCE SOUTH 85 DEGREES 25 MINUTES 45 SECONDS WEST 110.30 FEET TO A POINT;

THENCE SOUTH 83 DEGREES 07 MINUTES 19 SECONDS WEST 492.17 FEET TO A POINT;

THENCE SOUTH 78 DEGREES 00 MINUTES 30 SECONDS WEST 66.15 FEET TO A POINT;

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THENCE SOUTH 76 DEGREES 51 MINUTES 09 SECONDS WEST 66.21 FEET TO A POINT IN THE CENTER OF THE OLD COUNTY ROAD 60;

THENCE WITH THE SAID CENTER LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 636.62 FEET (CHORD BEARING NORTH 35 DEGREES 36 MINUTES 31 SECONDS WEST 27.05 FEET) AND AN ARC LENGTH OF 27.05 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD, NORTH 76 DEGREES 51 MINUTES 09 SECONDS EAST 76.80 FEET TO A POINT;

THENCE NORTH 78 DEGREES 00 MINUTES 30 SECONDS EAST 67.52 FEET TO A POINT;

THENCE NORTH 83 DEGREES 07 MINUTES 19 SECONDS EAST 493.79 FEET TO A POINT;

THENCE NORTH 85 DEGREES 25 MINUTES 45 SECONDS EAST 109.33 FEET TO THE PLACE OF BEGINNING.

ALSO THE FOLLOWING 25 FOOT INGRESS AND EGRESS EASEMENT

BEING A PART OF THE NORTH HALF OF QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

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THENCE WITH THE NORTH LINE OF THE SAID QUARTER TOWNSHIP 1 AND THE NORTH LINE OF A TRACT CONVEYED TO ROGER T. AND KAY A. SNIDER BY DEED RECORDED IN VOLUME 1134, PAGE 474 OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 87 DEGREES 18 MINUTES 04 SECONDS WEST 719.81 FEET TO AN EXISTING IRON PIN;

THENCE SOUTH 01 DEGREES 40 MINUTES 46 SECONDS EAST 347.51 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 70 DEGREES 10 MINUTES 05 SECONDS WEST 582.84 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 153.33 FEET;

THENCE SOUTH 07 DEGREES 56 MINUTES 36 SECONDS EAST, PASSING EXISTING IRON PINS AT 231.59 FEET AND 521.52 FEET, A TOTAL DISTANCE OF 526.52 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE CONTINUING SOUTH 07 DEGREES 56 MINUTES 36 SECONDS EAST 25.04 FEET TO A POINT;

THENCE SOUTH 85 DEGREES 25 MINUTES 45 SECONDS WEST 109.33 FEET TO A POINT;

THENCE SOUTH 83 DEGREES 07 MINUTES 19 SECONDS WEST 493.79 FEET TO A POINT;

THENCE SOUTH 78 DEGREES 00 MINUTES 30 SECONDS WEST 67.52 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 51 MINUTES 09 SECONDS WEST 76.80 FEET TO A POINT IN THE CENTER OF THE OLD COUNTY ROAD 60;

THENCE WITH THE SAID CENTER LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 636.62 FEET (CHORD BEARING NORTH 33 DEGREES 11 MINUTES 37 SECONDS WEST 26.61 FEET) AND AN ARC LENGTH OF 26.61 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD, NORTH 76 DEGREES 51 MINUTES 09 SECONDS EAST 86.17 FEET TO A POINT;

THENCE NORTH 78 DEGREES 00 MINUTES 30 SECONDS EAST 68.89 FEET TO A POINT;

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THENCE NORTH 83 DEGREES 07 MINUTES 19 SECONDS EAST 198.93 FEET TO A POINT;

THENCE NORTH 83 DEGREES 07 MINUTES 19 SECONDS EAST 105.38 FEET TO A POINT;

THENCE NORTH 83 DEGREES 07 MINUTES 19 SECONDS EAST 191.10 FEET TO A POINT;

THENCE NORTH 85 DEGREES 25 MINUTES 45 SECONDS EAST 108.36 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 DEERWOODS SUBDIVISION AS RECORDED IN PLAT FILE 01, PAGES 123-123B OF THE MUSKINGUM COUNTY PLAT RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 3RD DECEMBER OF DECEMBER 2004.

MICHAEL D. MICHALES
REGISTERED SURVEYOR 6923

PROFESSIONAL SURVEYOR
BY *M.D.M.*
12-9-2004

**OFFICE COPY
NOT RECORDABLE**

SURVEY FOR ROGER SNIDER

AUDITORS PARCEL NUMBER
16-17-01-01-02-006 (PART)

LICKING TOWNSHIP
FALLS TOWNSHIP

N.87°18'04"W. 719.81'

NORTHEAST CORNER OF
QUARTER TOWNSHIP 1

BEING A PART OF THE NORTH HALF OF QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON DEERWOODS SUBDIVISION AS RECORDED IN PLAT FILE 01, PAGES 123-123B OF THE MUSKINGUM COUNTY PLAT RECORDS.



LEGEND

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

RESEARCH:

- CO. RD. 60 ROW PLANS P.F. 01, PG. 123-123B
- VOL. 782, PG. 213
- VOL. 853, PG. 346
- VOL. 1046, PG. 356
- VOL. 1026 PG. 382
- VOL. 1011, PG. 338
- VOL. 1068, PG. 463
- VOL. 1079 PG. 56
- VOL. 1158, PG. 468

VOL. 1134, PG. 474
7.692 ± ACRES

J. R. & D. A. BISHOP
VOL. 1153, PG. 811
18.826 ACRES

P.O.B. TRACT

VOL. 1134, PG. 474
3.597 ± ACRES

VOL. 1153, PG. 811
2.808 ACRES

25' WIDE INGRESS & EGRESS EASEMENT

SUBJECT TO 25' WIDE INGRESS & EGRESS EASEMENT

ROGER T. & KAY A. SNIDER
VOL. 1134, PG. 474

LINE DATA

No.	BEARING	DISTANCE	No.	BEARING	DISTANCE
1	N.85°25'45"E.	109.33'	15	S.79°01'00"E.	155.38'
2	N.83°07'19"E.	493.79'	16	N.87°33'16"E.	77.71'
3	N.78°00'30"E.	67.52'	17	S.79°57'17"W.	69.82'
4	N.76°51'09"E.	76.80'	18	S.67°53'35"W.	156.31'
5	N.76°51'09"E.	86.17'	19	S.86°59'37"W.	124.78'
6	N.78°00'30"E.	68.89'	20	S.87°33'16"W.	79.72'
7	N.83°07'19"E.	198.93'	21	N.79°01'00"W.	176.18'
8	N.83°07'19"E.	105.38'			
9	N.83°07'19"E.	191.10'			
10	N.85°25'45"E.	108.36'			
11	S.85°25'45"W.	110.30'-TOTAL			
12	S.83°07'19"W.	492.17'			
13	S.78°00'30"W.	66.15'			
14	S.76°51'09"W.	66.21'			

CURVE DATA

No.	CHORD BEARING	LENGTH	ARC	RADIUS
C1	N.33°11'37"W.	26.61	26.61	636.62
C2	N.35°36'31"W.	27.05	27.05	636.62

BIEDENBACH ENGINEERING, INC.
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY: MDN	DATE: 12-03-04
SCALE: 1"=200'	CHECKED BY: MDN
JOB NO: 5113	DRAWING NO: D:\4128\4128

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE PLAT AND SURVEY TO BE CORRECT AS COMPILED BY ME, THIS 3rd DAY OF DECEMBER, 2004.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

OFFICE COPY NOT RECORDABLE

Lot Split Approved
By *MDN*

PREPARATION APPROVED
12-9-2004