

# Biedenbach Engineering, Inc.

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## BUNNELL HILL DEVELOPMENT

### AUDITORS PARCEL NUMBER

19-17-27-01-40-000 (PART)-1.153 ± ACRES

19-17-27-01-42-000 (PART)-0.348 ± ACRES

19-17-27-01-44-000 (PART)-0.007 ± ACRES

BEING PARTS OF LOTS 23, 24, 25 OF MEADOWBROOK SUBDIVISION (PLAT BOOK 8, PAGE 47 IN THE CITY OF ZANESVILLE, SITUATED IN QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (AXLE) AT THE NORTHEAST CORNER OF LOT 22 OF MEADOWBROOK SUBDIVISION (PLAT BOOK 8, PAGE 47);

THENCE WITH THE NORTH LINE OF LOT 22, NORTH 79 DEGREES 50 MINUTES 48 SECONDS WEST 177.46 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE WITH THE NORTH LINE OF LOT 23, NORTH 79 DEGREES 42 MINUTES 42 SECONDS WEST 167.45 FEET TO AN EXISTING IRON PIN (AXLE) AT THE NORTHWEST CORNER OF LOT 23;

THENCE WITH THE WEST LINE OF LOT 23, SOUTH 15 DEGREES 12 MINUTES 18 SECONDS WEST 227.50 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE CONTINUING WITH THE SAID WEST LINE OF LOT 23, SOUTH 37 DEGREES 42 MINUTES 59 SECONDS WEST 195.95 FEET TO AN POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE WEST LINE OF LOT 23 AND TRAVERSING THROUGH LOT 23, LOT 24 AND LOT 25 THE FOLLOWING EIGHT COURSES AND DISTANCES;

- 1) SOUTH 66 DEGREES 58 MINUTES 54 SECONDS EAST 210.70 FEET TO A POINT;
- 2) SOUTH 23 DEGREES 01 MINUTES 06 SECONDS WEST 121.04 FEET TO A POINT;
- 3) SOUTH 66 DEGREES 47 MINUTES 27 SECONDS EAST 64.04 FEET TO A POINT;
- 4) SOUTH 23 DEGREES 12 MINUTES 33 SECONDS WEST 62.09 FEET TO A POINT;
- 5) NORTH 66 DEGREES 57 MINUTES 44 SECONDS WEST 22.55 FEET TO A POINT;
- 6) SOUTH 22 DEGREES 51 MINUTES 18 SECONDS WEST 73.27 FEET TO A POINT;
- 7) NORTH 51 DEGREES 59 MINUTES 33 SECONDS WEST 11.20 FEET TO A POINT;
- 8) SOUTH 38 DEGREES 00 MINUTES 27 SECONDS WEST 29.90 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 60;

THENCE WITH THE SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES AND DISTANCES;

- 1) NORTH 51 DEGREES 59 MINUTES 46 SECONDS WEST 74.51 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1190.92 FEET (CHORD BEARING NORTH 54 DEGREES 29 MINUTES 27 SECONDS WEST 105.01 FEET) AN ARC DISTANCE OF 105.04 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 3) NORTH 42 DEGREES 13 MINUTES 54 SECONDS WEST 75.22 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 4) NORTH 63 DEGREES 03 MINUTES 07 SECONDS WEST 44.99 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE WEST LINE OF LOT 23;

THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 60 AND WITH THE SAID WEST LINE OF LOT 23, NORTH 37 DEGREES 42 MINUTES 59 SECONDS EAST), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 10.02 FEET, A TOTAL DISTANCE OF 213.01 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 1.508 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE CITY OF ZANESVILLE ANNEXATION PLAT OF A PART OF MEADOWBROOK SUBDIVISION DATED MAY 2000 BY LINN ENGINEERING AND FROM THE RIGHT OF WAY PLANS FOR STATE ROUTE 60.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 1<sup>ST</sup> DAY OF JULY 2003.

MICHAEL D. WOLFS  
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY K. Barkley  
8-13-2003

# SURVEY FOR BUNNELL HILL DEVELOPMENT

BEING PARTS OF LOTS 23, 24, 25 OF MEADOWBROOK SUBDIVISION (PLAT BOOK 8, PAGE 47) IN THE CITY OF ZANESVILLE, SITUATED IN QUARTER TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM COUNTY, OHIO.

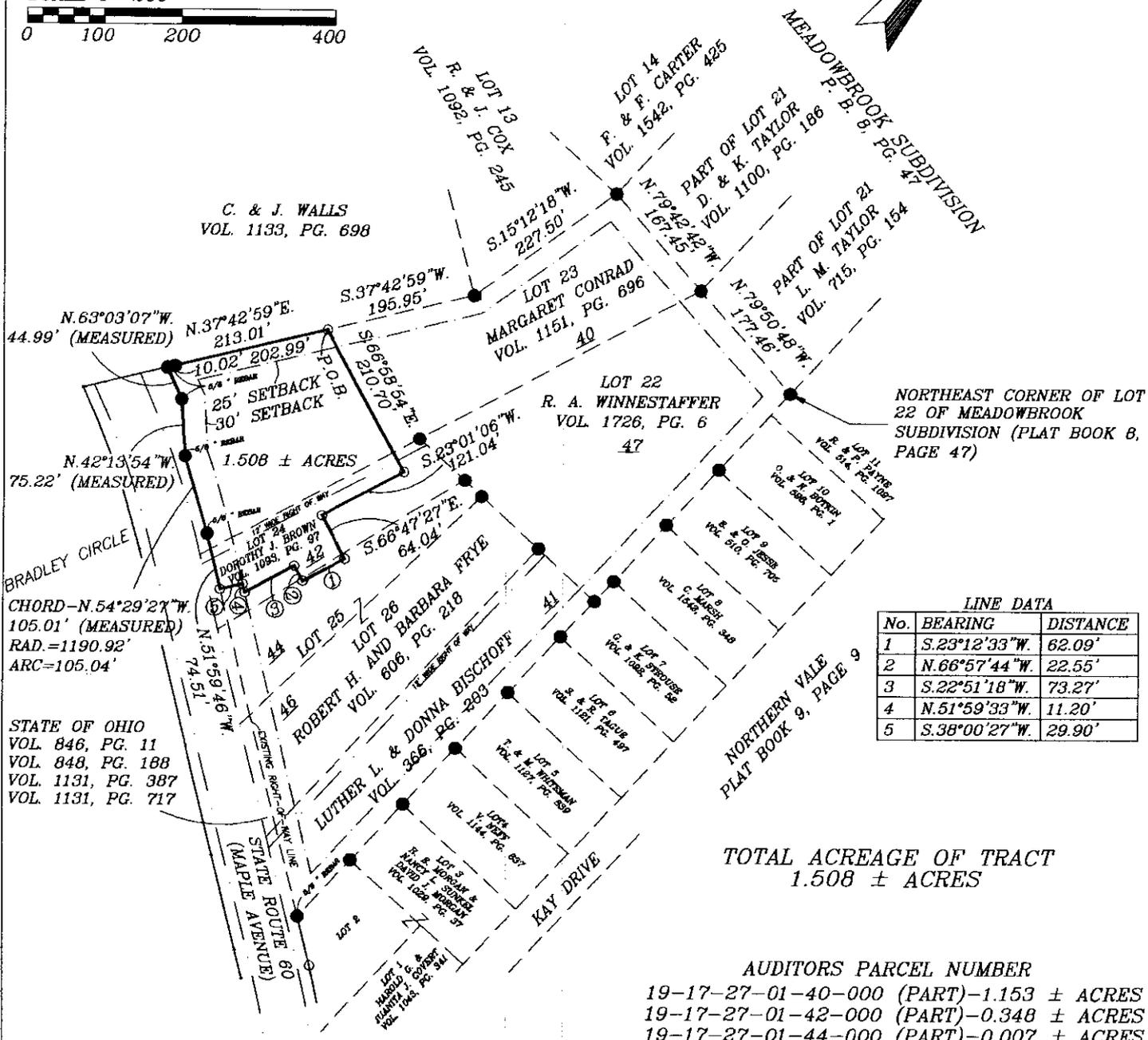
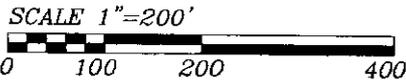
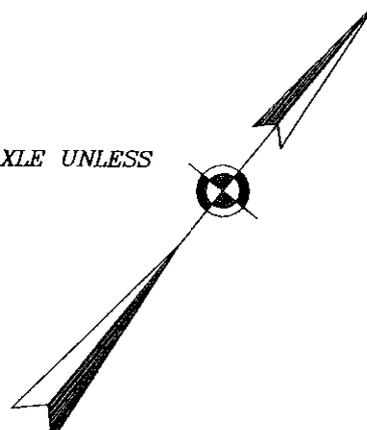
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE CITY OF ZANESVILLE ANNEXATION PLAT OF A PART OF MEADOWBROOK SUBDIVISION DATED MAY 2000 BY LINN ENGINEERING AND FROM THE R/W PLANS FOR STATE ROUTE 60.

**RESEARCH:**

P. B. 8, PG. 47  
P. B. 9, PG. 9  
SURVEY PLAT OF CITY OF ZANESVILLE ANNEXATION PLAT- LINN ENG.  
RIGHT OF WAY PLANS-ST. RT. 60 (SH.5 & 6 OF 9)  
MUSKINGUM CO. TAX MAP

**LEGEND**

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



LINE DATA

No.	BEARING	DISTANCE
1	S.23°12'33"W	62.09'
2	N.66°57'44"W	22.55'
3	S.22°51'18"W	73.27'
4	N.51°59'33"W	11.20'
5	S.38°00'27"W	29.90'

TOTAL ACREAGE OF TRACT  
1.508 ± ACRES

AUDITORS PARCEL NUMBER  
19-17-27-01-40-000 (PART)-1.153 ± ACRES  
19-17-27-01-42-000 (PART)-0.348 ± ACRES  
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NOTE: ALL PROPERTY CORNERS WILL BE MARKED AFTER CONSTRUCTION IS COMPLETED.

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER  
BY K. Buckley  
8-13-2003

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

DRAWN BY: AJS	DATE: 07-01-03
SCALE: 1"=200'	CHECKED BY: MDN
JOB NO: 4962	DRAWING NO: D:\4962\4962

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 1st DAY OF JULY, 2003.

MICHAEL NICHOLS  
REGISTERED SURVEYOR #6923

OFFICE COPY NOT RECORDABLE