

Biedenbach Engineering, Inc.

3010 East Pike
Zanesville, OH 43701

Civil Engineering and Land Surveying

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

JACK SNIDER

AUDITORS PARCEL NUMBERS

17-17-84-02-09-000 (PART) – 0.867 MORE OR LESS ACRES
17-17-96-01-09-001 (PART) – 3.572 MORE OR LESS ACRES

BEING A PART OF LOT 210 OF LICKING VIEW (PLAT BOOK 5, PAGE 97) OF THE MUSKINGUM COUNTY PLAT RECORDS) AND A PART OF THE TRACT CONVEYED TO JACK AND DELORES SNIDER (DEED BOOK 1110, PAGE 22 OF THE MUSKINGUM COUNTY DEED RECORDS), SITUATED IN PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 210 OF LICKING VIEW (PLAT BOOK 5, PAGE 97);

THENCE WITH THE WEST LINE OF LOT 210 OF LICKING VIEW, NORTH 20 DEGREES 34 MINUTES 18 SECONDS EAST 473.17 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID LOT 210, PASSING AN IRON PIN SET AT 423.17 FEET;

THENCE WITH THE NORTH LINE OF LOT 210, SOUTH 27 DEGREES 59 MINUTES 17 SECONDS EAST 212.10 FEET TO A POINT IN HIGHLAND ROAD, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE NORTH LINE OF LOT 210, SOUTH 27 DEGREES 59 MINUTES 17 SECONDS EAST 150.95 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 209 OF LICKING VIEW;

THENCE WITH THE WEST LINE OF LOT 209, SOUTH 19 DEGREES 48 MINUTES 41 SECONDS WEST 205.50 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 30.86 FEET;

THENCE WITH THE SOUTH LINE OF LOT 209, SOUTH 75 DEGREES 07 MINUTES 19 SECONDS EAST 144.41 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SOUTH LINE OF LOT 209 AND WITH THE WEST LINE OF A TRACT CONVEYED TO GLEN A. WILSON et al. (VOLUME 1134, PAGE 433), SOUTH 30 DEGREES 17 MINUTES 01 SECONDS WEST 592.53 FEET TO AN IRON PIN SET;

THENCE LEAVING THE WEST LINE OF SAID WILSON TRACT AND TRAVERSING THROUGH THE ABOVE SAID SNIDER TRACT (DEED BOOK 1110, PAGE 22) THE FOLLOWING THREE COURSES AND DISTANCES;

- 1) NORTH 64 DEGREES 21 MINUTES 20 SECONDS WEST 218.50 FEET TO AN IRON PIN SET;
- 2) NORTH 08 DEGREES 47 MINUTES 45 SECONDS EAST 122.56 FEET TO AN IRON PIN SET;
- 3) NORTH 23 DEGREES 28 MINUTES 32 SECONDS EAST 232.89 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH SAID SNIDER TRACT AND INTO THROUGH LOT 210 OF LICKING VIEW, NORTH 27 DEGREES 17 MINUTES 27 SECONDS EAST 183.17 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH SAID LOT, NORTH 29 DEGREES 22 MINUTES 57 SECONDS EAST, PASSING AN IRON PIN SET AT 271.12 FEET, A TOTAL DISTANCE OF 325.12 FEET TO THE PLACE OF BEGINNING.

CONTAINING 4.439 MORE OR LESS ACRES (TOTAL) OF WHICH 0.867 MORE OR LESS ACRES ARE IN LOT 210 OF LICKING VIEW (PLAT BOOK 5, PAGE 97) AND 3.572 MORE OR LESS ACRES ARE IN THE TRACT CONVEYED TO JACK AND DELORES SNIDER (VOLUME 1110, PAGE 22), SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

ALSO THE FOLLOWING 50 FOOT WIDE INGRESS AND EGRESS EASEMENT

COMMENCING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 210 OF LICKING VIEW (PLAT BOOK 5, PAGE 97);

THENCE WITH THE WEST LINE OF LOT 210 OF LICKING VIEW, NORTH 20 DEGREES 34 MINUTES 18 SECONDS EAST 473.17 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID LOT 210, PASSING AN IRON PIN SET AT 423.17 FEET;

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THENCE WITH THE NORTH LINE OF LOT 210, SOUTH 27 DEGREES 59 MINUTES 17 SECONDS EAST 152.73 FEET TO A POINT IN HIGHLAND ROAD, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE CONTINUING WITH THE NORTH LINE OF LOT 210, SOUTH 27 DEGREES 59 MINUTES 17 SECONDS EAST 59.37 FEET TO A POINT IN HIGHLAND ROAD;

THENCE LEAVING THE NORTH LINE AND TRAVERSING INTO LOT 210, SOUTH 29 DEGREES 22 MINUTES 57 SECONDS WEST 325.12 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 54.00 FEET;

THENCE CONTINUING THROUGH LOT 210 AND TRAVERSING INTO THE ABOVE SAID SNIDER TRACT (DEED BOOK 1110, PAGE 22) THE FOLLOWING SEVEN COURSES AND DISTANCES;

- 1) SOUTH 27 DEGREES 17 MINUTES 27 SECONDS WEST 183.17 FEET TO AN IRON PIN SET;
- 2) SOUTH 23 DEGREES 28 MINUTES 32 SECONDS WEST 232.89 FEET TO AN IRON PIN SET;
- 3) SOUTH 08 DEGREES 47 MINUTES 45 SECONDS WEST 122.56 FEET TO AN IRON PIN SET;
- 4) NORTH 64 DEGREES 21 MINUTES 20 SECONDS WEST 52.24 FEET TO A POINT;
- 5) NORTH 08 DEGREES 47 MINUTES 45 SECONDS EAST 113.86 FEET TO A POINT;
- 6) NORTH 23 DEGREES 28 MINUTES 32 SECONDS EAST 187.87 FEET TO AN IRON PIN SET;
- 7) NORTH 23 DEGREES 28 MINUTES 32 SECONDS EAST 53.13 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH SAID SNIDER TRACT AND TRAVERSING INTO LOT 210 OF LICKING VIEW, NORTH 27 DEGREES 17 MINUTES 27 SECONDS EAST 185.75 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH SAID LOT, NORTH 29 DEGREES 22 MINUTES 57 SECONDS EAST, PASSING AN IRON PIN SET AT 277.83 FEET, A TOTAL DISTANCE OF 358.05 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 THE PREVIOUS SURVEY OF 5.226 MORE OR LESS ACRES BY W. J. BIEDENBACH (PS#5718), DATED MAY 13th, 1987.

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

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *M.S.B.*

2-26-2004

**OFFICE COPY
NOT RECORDABLE**

SURVEY FOR JACK SNIDER

AUDITORS PARCEL NUMBERS

17-17-84-02-09-000 (PART)-0.867 ± ACRES
17-17-96-01-09-001 (PART)-3.572 ± ACRES

BEING A PART OF LOT 210 OF LICKING VIEW (PLAT BOOK 5, PAGE 97 OF THE MUSKINGUM COUNTY PLAT RECORDS) AND A PART OF THE TRACT CONVEYED TO JACK AND DELORES SNIDER (DEED BOOK 1110, PAGE 22 OF THE MUSKINGUM COUNTY DEED RECORDS), SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 5.226 MORE OR LESS ACRES BY W. J. BIEDENBACH (PS#5718), DATED MAY 13th, 1987.

RESEARCH:

P. B. 5, PG. 97
VOL. 759, PG. 127
VOL. 851, PG. 105
MUSKINGUM CO. TAX MAP

LEGEND

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

SCALE 1"=120'
0 60 120 240

LOT 212
LICKING VIEW
SHIRLEY M. McAVOY
VOL. 825, PG. 56

SOUTHWEST CORNER OF
LOT 210 OF LICKING VIEW
(PLAT BOOK 5, PAGE 97)

KESSLER CO.
VOL. 1800, PG. 555

JACK & DELORES SNIDER
VOL. 1110, PG. 22

JACK & DELORES SNIDER
VOL. 1110, PG. 22

JACK & DELORES SNIDER
VOL. 1110, PG. 22
3.572 ± ACRES

4.439 ± ACRES (TOTAL)

GLEN A. WILSON et al.
VOL. 1134, PG. 433
3.177 ± ACRES

LINE DATA		
No.	BEARING	DISTANCE
1	S.27°59'17"E.	150.95'
2	N.29°22'57"E.	54.00'

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY *MDN*
2-26-2004

JACK & DELORES SNIDER
VOL. 1110, PG. 22

Lot Split
Approved

By *ASLB*

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

**OFFICE COPY
NOT RECORDABLE**

MICHAEL J. WICK
REGISTERED SURVEYOR #6923

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

DRAWN BY:
AJS

DATE:
02-03-04

SCALE:
1"=120'

CHECKED BY:
MDN

JOB NO:
5016

DRAWING NO:
D:\5016\5016