

44-06-51-14-004
3450 NEW RILEY RD

Biedenbach Surveying, Inc.

Surveying and Mapping

3010 East Pike
Zanesville, OH 43701

Telephone (740) 453-4850
Fax (740) 450-1000

FREDERICK M. SCHNEIDER, SR. AUDITORS PARCEL NUMBER 44-44-06-51-14-000 (PART)

BEING A PART OF THE TRACT CONVEYED TO FREDERICK M., SR. AND CHERYL A. SCHNEIDER BY DEED RECORDED IN OFFICIAL RECORD VOLUME 1501, PAGE 337 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 34 OF QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS

COMMENCING AT AN EXISTING IRON PIN (1/2 REBAR) AT THE NORTHEAST CORNER OF LOT 4 OF CRESTVIEW ACRES SUBDIVISION (PLAT BOOK 12 PAGE 58);

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO TERRY MILLER (DEED VOLUME 1056, PAGE 347), SOUTH 89 DEGREES 55 MINUTES 10 SECONDS EAST 243.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING SAID NORTH LINE AND TRAVERSING INTO THE ABOVE SAID SCHNEIDER TRACT, SOUTH 72 DEGREES 27 MINUTES 00 SECONDS EAST 494.44 FEET TO A MAG NAIL SET IN THE CENTER OF TOWNSHIP ROAD 152 (NEW RILEY ROAD), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID ROAD, NORTH 46 DEGREES 12 MINUTES 05 SECONDS EAST 49.31 FEET TO AN IRON PIN SET;

THENCE NORTH 18 DEGREES 22 MINUTES 50 SECONDS WEST 99.00 FEET TO AN IRON PIN SET;

THENCE NORTH 15 DEGREES 10 MINUTES 25 SECONDS WEST 79.16 FEET TO AN IRON PIN SET;

THENCE NORTH 59 DEGREES 52 MINUTES 45 SECONDS EAST 293.76 FEET TO AN IRON PIN SET;

THENCE SOUTH 30 DEGREES 49 MINUTES 35 SECONDS EAST 247.78 FEET TO AN IRON PIN SET;

THENCE SOUTH 49 DEGREES 03 MINUTES 10 SECONDS WEST 389.69 FEET TO AN IRON PIN SET;

THENCE NORTH 37 DEGREES 03 MINUTES 15 SECONDS WEST 114.06 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID NEW RILEY ROAD, PASSING AN IRON PIN SET AT 93.25 FEET;

THENCE WITH THE SAID ROAD, NORTH 03 DEGREES 43 MINUTES 05 SECONDS WEST 25.29 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.250 MORE OR LESS ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 152 (NEW RILEY ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PSS718-PS6923).

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 3.22 MORE OR LESS ACRES AS CONVEYED TO TERRY MILLER IN DEED VOLUME 1056 PAGE 347 AS RECORDED IN THE MUSKINGUM COUNTY RECORDERS OFFICE.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 7TH DAY OF NOVEMBER 2006.

OFFICE COPY
NOT RECORDED
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



APPROVED FOR CLOSURE
[Signature] 11/12/2006

SURVEY FOR FRED SCHNEIDER

AUDITORS PARCEL NUMBER
44-44-06-51-14-000 (PART)

BEING A PART OF THE TRACT CONVEYED TO FREDERICK M., SR. AND CHERYL A. SCHNEIDER BY DEED RECORDED IN OFFICIAL RECORD VOLUME 1501, PAGE 337 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 34 OF QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE 3.22 ACRE TRACT CONVEYED TO TERRY MILLER IN DEED VOLUME 1056, PAGE 347 OF THE MUSKINGUM COUNTY DEED RECORDS.



APPROVED FOR CLOSURE

[Signature] 11/13/2006

FREDERICK M., SR. & CHERYL A. SCHNEIDER
OFFICIAL RECORD 1501, PAGE 337

JAMIE R. & CAROLYN J. SLATE
O.R. 1502, PG. 704

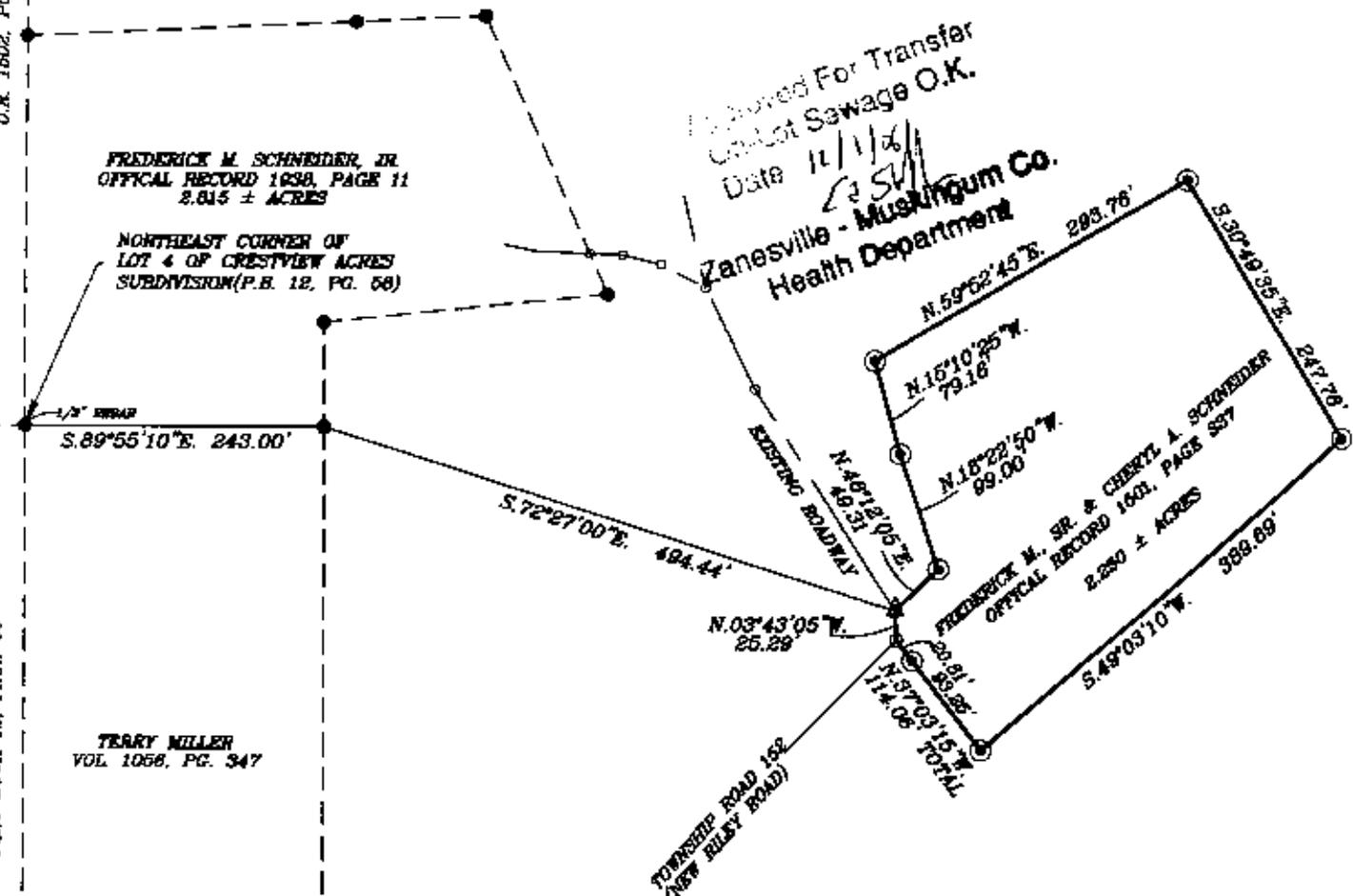
CRESTVIEW ACRES SUBDIVISION
PLAT BOOK 12, PAGE 58

FREDERICK M. SCHNEIDER, JR.
OFFICIAL RECORD 1630, PAGE 11
2.815 ± ACRES

NORTHEAST CORNER OF
LOT 4 OF CRESTVIEW ACRES
SUBDIVISION (P.B. 12, PG. 58)

Approved For Transfer
Cant Lot Sewage O.K.
Date 11/1/06
[Signature]

Zanesville - Muskingum Co.
Health Department



S.89°55'10"E. 243.00'

S.72°27'00"E. 494.44'

N.03°43'05"W. 25.29'

N.59°02'45"E. 293.76'

N.15°10'25"W. 79.16'

N.15°22'50"W. 99.00'

FREDERICK M., SR. & CHERYL A. SCHNEIDER
OFFICIAL RECORD 1601, PAGE 337
2.280 ± ACRES

N.57°03'15"W. 114.06'

S.37°49'35"E. 247.70'

S.49°09'10"W. 388.69'

TERRY MILLER
VOL. 1056, PG. 347

FREDERICK M., SR. & CHERYL A. SCHNEIDER
OFFICIAL RECORD 1601, PAGE 337

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION

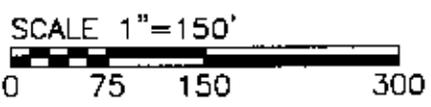
[Signature]
Date: 12-15-06 Fee Paid: Yes

RESEARCH

DEED VOL. 1056, PG. 347
DEED VOL. 1501, PG. 337
PREVIOUS SURVEY OF A 74.704 AC. TRACT
COMPLETED FEB. 04, 1988 BY S.M. BOWMAN PS 7135
PREVIOUS SURVEY OF A 10.092± AC. TRACT
COMPLETED APRIL, 1999 BY S.M. BOWMAN PS 7135
PREVIOUS SURVEY OF A 2.815± AC. TRACT
COMPLETED FEB. 2000 BY M.D. NICHOLS PS 6923
MUSKINGUM COUNTY TAX AND GIS MAPPING

LEGEND

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



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 7th DAY OF NOVEMBER, 2006.

NOT A TRUE COPY
[Signature]
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 16923



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.
3010 EAST PIKE, ZANESVILLE, OHIO 43701
Phone: 740-453-4890, Fax: 740-450-1000, email: biedenbach@esa.net

DRAWN BY: MDN	DATE: 11-07-08	SCALE: 1"=150'
CHECKED BY: MDN	JOB NO: 5252	DRAWING NO: C:\JOB\FOLDERS\5252