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Surveying and Mapping

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SNR
N/A

TANCO DEVELOPMENT CO.
Maple Creek North Tract 19
auditors parcel number 44-44-48-01-18-001 (part)

BEING A PART OF THE 22.237 MORE OR LESS ACRE TRACT CONVEYED TO TANCO BY DEED RECORDED IN VOLUME 1102 PAGE 464 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, 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 STONE AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER; THENCE WITH THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER AND THE SOUTH LINE OF MUSKINGUM TOWNSHIP, NORTH 89 DEGREES 30 MINUTES 09 SECONDS WEST 1326.56 FEET TO AN IRON PIN SET, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING ALONG THE SAID SOUTH LINE, NORTH 89 DEGREES 30 MINUTES 09 SECONDS WEST 193.46 FEET TO A POINT SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF S.R.60 SAID POINT ALSO BEING SOUTH 89 DEGREES 39 MINUTES 09 SECONDS EAST 0.32 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR) WITH THE SAID RIGHT-OF-WAY LINE THE NEXT TWO COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2894.93 FEET (CHORD BEARING NORTH 11 DEGREES 17 MINUTES 57 SECONDS WEST 106.65 FEET) AN ARC DISTANCE OF 106.65 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR)
- 2) NORTH 12 DEGREES 21 MINUTES 18 SECONDS WEST 103.83 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID RIGHT-OF-WAY LINE AND WITH THE SOUTH LINE OF MAPLE CREEK DRIVE AS RECORDED IN PLAT BOOK 17, PAGE 14 OF THE MUSKINGUM COUNTY DEED RECORDS, THE NEXT THREE COURSES AND DISTANCES:
 - 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 33 DEGREES 59 MINUTES 04 SECONDS EAST 36.17 FEET) AN ARC DISTANCE OF 40.44 FEET TO AN IRON PIN SET;
 - 2) NORTH 80 DEGREES 19 MINUTES 26 SECONDS EAST 123.40 FEET TO AN IRON PIN SET;
 - 3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 929.93 FEET (CHORD BEARING NORTH 83 DEGREES 20 MINUTES 06 SECONDS EAST 97.70 FEET) AN ARC DISTANCE OF 97.75 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID MAPLE CREEK DRIVE, SOUTH 00 DEGREES 29 MINUTES 51 SECONDS WEST 269.77 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.273 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS (WHICH INCLUDES THE THIRTY FOOT WIDE UTILITY EASEMENT ALONG THE SOUTH LINE, A TWENTY FOOT WIDE UTILITY EASEMENT AND A SANITARY SEWER EASEMENT ALONG THE NORTH LINE OF THE ABOVE DESCRIBED TRACT).

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

BEARINGS ARE BASED ON THE EASTERLY LINE OF IDLEWOOD NUMBER 2 SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 97 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 19TH DAY OF FEBRUARY 1997.

**OFFICE COPY
NOT RECORDABLE**

W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY ALB
4-27-98

SURVEY OF LOT 19 OF MAPLE CREEK NORTH

AUDITORS PARCEL NUMBER
44-44-48-01-18-001 (PART)

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS,
MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO

BEARINGS ARE BASED ON THE EASTERLY LINE OF IDLEWOOD
No. 2 SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 97
OF THE MUSKINGUM COUNTY PLAT RECORDS

LEGEND

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

RESEARCH:
MUSKINGUM CO. TAX MAP
DEED VOL. 878, PG. 44
DEED VOL. 729, PG. 257
DEED VOL. 830, PG. 114
DEED VOL. 826, PG. 130
DEED VOL. 566, PG. 659
DEED VOL. 569, PG. 841
DEED VOL. 469, PG. 577
DEED VOL. 997, PG. 551
DEED VOL. 553, PG. 988
ASH MEADOWS SUB. PLAT
IDLEWOOD SUB. PLAT

SCALE 1"=50'

0 25 50 100

MAPLE CREEK DRIVE (50')
P.B. 17, PG. 14

SANITARY SEWER
EASEMENT

40' BUILDING SETBACK LINE

TAN-CO.
VOL. 1102, PG. 464

LOT 19
1.273 ± ACRES

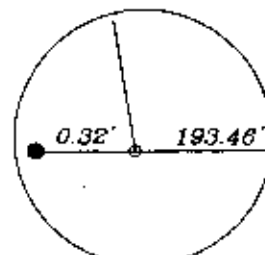
NUMBER	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N.11°17'57"W.	108.65'	106.85'	2894.93'
C2	N.33°59'04"E.	36.17'	40.44'	25.00'
C3	N.63°20'08"E.	97.70'	97.76'	922.83'
C4	N.21°03'42"E.	27.52'	29.14'	25.00'
C5	N.67°23'04"E.	11.20'	11.30'	25.00'

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY ALSO
4-27-98

TAN-CO.
VOL. 1102, PG. 464

LOT 18



IRON PIN DETAIL
NOT TO SCALE

30' UTILITY EASEMENT

N.89°30'09"W. 193.46'

D. J. TANNER
VOL. 678, PG. 44

P.O.B.

SOUTHEAST CORNER
SOUTHWEST QUARTER
SECTION 22

W.J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(614) 453-4850

DRAWN BY:
AJS

DATE:
02-19-97

SCALE:
1"=50'

CHECKED BY:
WJB

JOB NO:
3900

DRAWING NO:
D:\3569\TAN_19

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 18th DAY OF FEBRUARY, 1997.

**OFFICE COPY
NOT RECORDABLE**

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718