

W. J. Biedenbach & Associates

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Surveying and Mapping

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44-48-01-18-006

3114 MAPLE CREEK DR

TANCO DEVELOPMENT CO.
Maple Creek North Lot 12
auditors parcel number 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 296.56 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 165.00
FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING
THROUGH THE ABOVE SAID TANCO TRACT THE NEXT THREE COURSES AND DISTANCES:

- 1) NORTH 00 DEGREES 29 MINUTES 51 SECONDS EAST 250.95 FEET TO AN IRON PIN SET ON
THE SOUTH LINE OF MAPLE CREEK DRIVE;
- 2) THENCE SOUTH 77 DEGREES 05 MINUTES 00 SECONDS EAST 130.23 FEET TO AN IRON PIN
SET; THENCE WITH THE SAID SOUTH LINE ON A CURVE TO THE LEFT HAVING A RADIUS
OF 425.00 FEET (CHORD BEARING SOUTH 79 DEGREES 30 MINUTES 57 SECONDS EAST
36.07 FEET) AN ARC DISTANCE OF 36.08 FEET TO AN IRON PIN SET;
- 3) LEAVING THE SAID SOUTH LINE, SOUTH 00 DEGREES 06 MINUTES 37 SECONDS EAST
216.70 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.877 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS
(WHICH INCLUDES THE THIRTY FOOT UTILITY AND DRAINAGE EASEMENT ALONG THE SOUTH
LINE AND THE SANITARY SEWER EASEMENT ALONG THE NORTH LINE).

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



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY K. Bailey
6-17-97

SURVEY OF LOT 12 OF MAPLE CREEK NORTH

AUDITORS PARCEL NUMBER
44-44-48-01-18-000 (PART)

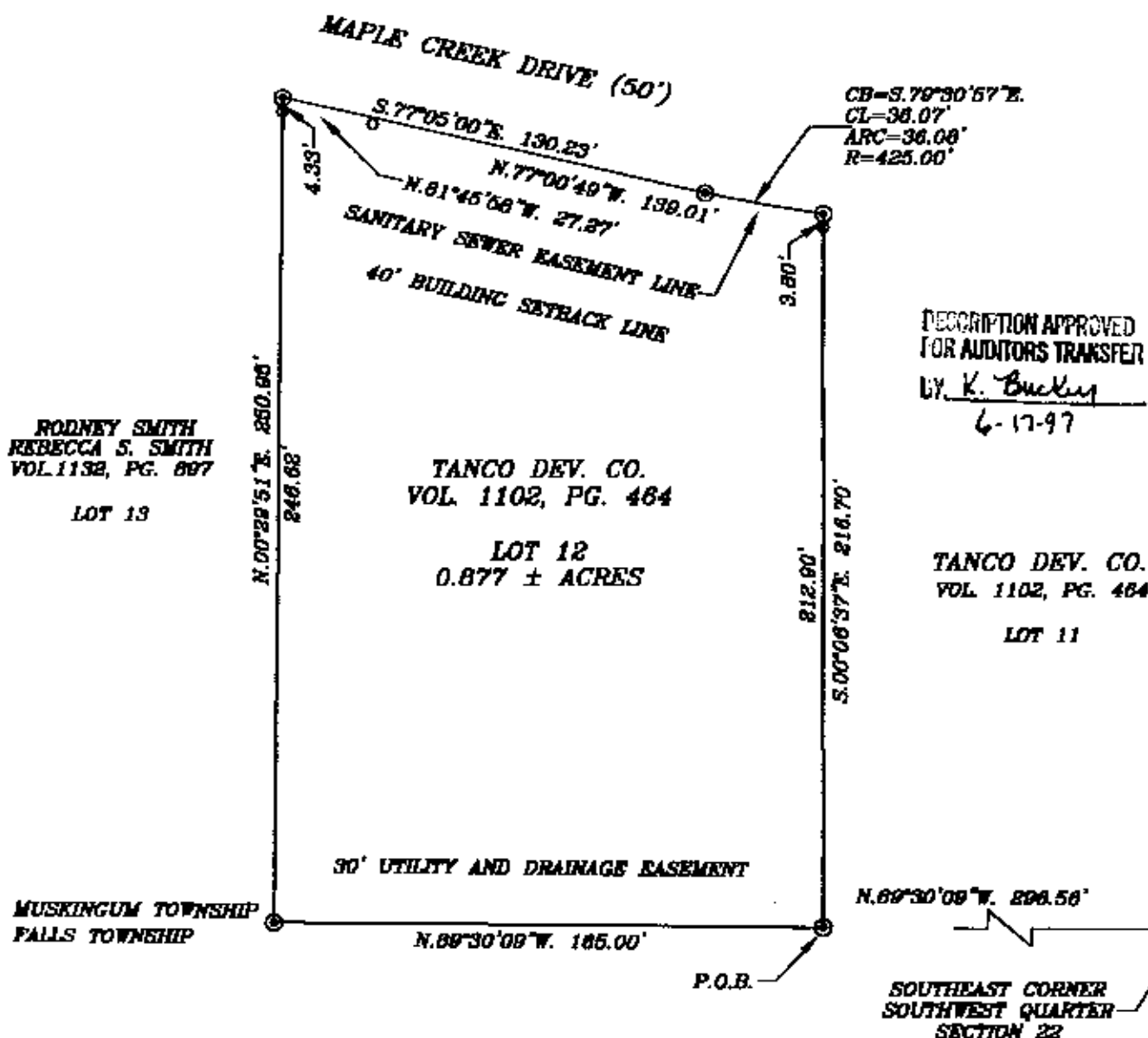
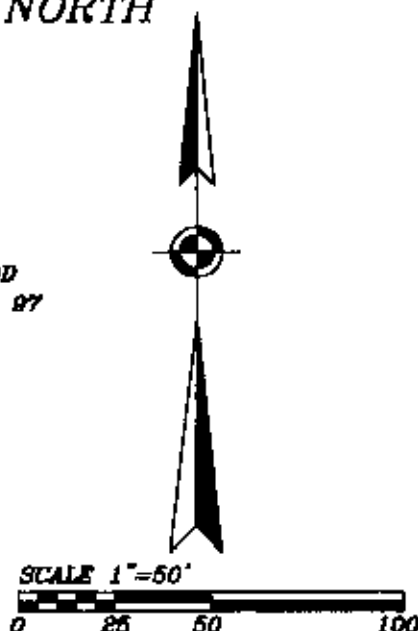
BEING A PART OF SOUTHWEST QUARTER, SECTION 22,
TOWNSHIP 2, RANGE 6, UNITED STATES MILITARY LANDS,
MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO

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" REBAR W/CAP)
- ANGLE POINTS
- EXISTING STONE

RESEARCH:
MUSKINGUM CO. TAX MAP
DEED VOL. 878, PG. 44
DEED VOL. 728, PG. 257
DEED VOL. 830, PG. 114
DEED VOL. 828, PG. 130
DEED VOL. 566, PG. 859
DEED VOL. 569, PG. 841
DEED VOL. 488, PG. 577
DEED VOL. 997, PG. 551
DEED VOL. 553, PG. 968
ASH MEADOWS SUB. PLAT
IDLEWOOD SUB. PLAT



I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED FOR
THIS 19th DAY OF FEBRUARY, 1997.

OFFICE COPY
NOT RECORDABLE
REGISTERED SURVEYOR #5718



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_12