

44-48-01-18-007

3096 MAPLE CREEK DR.

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3120 Lisa Lane
Zanerville, OH 43701

Surveying and Mapping

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TANCO DEVELOPMENT CO.
Maple Creek North Tract 11
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:

BEGINNING AT AN EXISTING STONE MARKING 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; THENCE LEAVING SAID SOUTH LINE OF THE SAID SOUTHWEST QUARTER AND TRAVERSING THROUGH THE ABOVE MENTIONED TANCO TRACT NORTH 00 DEGREES 06 MINUTES 37 SECONDS WEST 216.70 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF MAPLE CREEK DRIVE; THENCE WITH THE SOUTH LINE OF MAPLE CREEK DRIVE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 59 DEGREES 41 MINUTES 10 SECONDS EAST 18.94 FEET) AN ARC DISTANCE OF 19.43 FEET TO AN IRON PIN SET; THENCE WITH THE SOUTH LINE OF MAPLE CREEK DRIVE ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD NORTH 71 DEGREES 32 MINUTES 12 SECONDS EAST 94.57 FEET) AN ARC DISTANCE OF 123.97 FEET TO AN IRON PIN SET; THENCE LEAVING SAID MAPLE CREEK DRIVE SOUTH 89 DEGREES 30 MINUTES 10 SECONDS EAST 190.73 FEET TO AN IRON PIN SET ON THE EAST LINE OF SAID TANCO TRACT; THENCE ALONG SAID EAST LINE OF SAID TANCO TRACT SOUTH 00 DEGREES 02 MINUTES 41 SECONDS EAST 238.01 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.527 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 DRAINAGE EASEMENT ALONG THE NORTH LINE AND A 25' SANITARY SEWER EASEMENT THROUGH THE ABOVE DESCRIBED TRACT).

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS3718-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
W. J. BIEDENBACH
REGISTERED SURVEYOR 5718
NOT RECORDABLE

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY ASB

10-16-97

SURVEY OF LOT 11 OF MAPLE CREEK NORTH

AUDITORS PARCEL NUMBER

44-44-48-01-10-001 (PART)

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

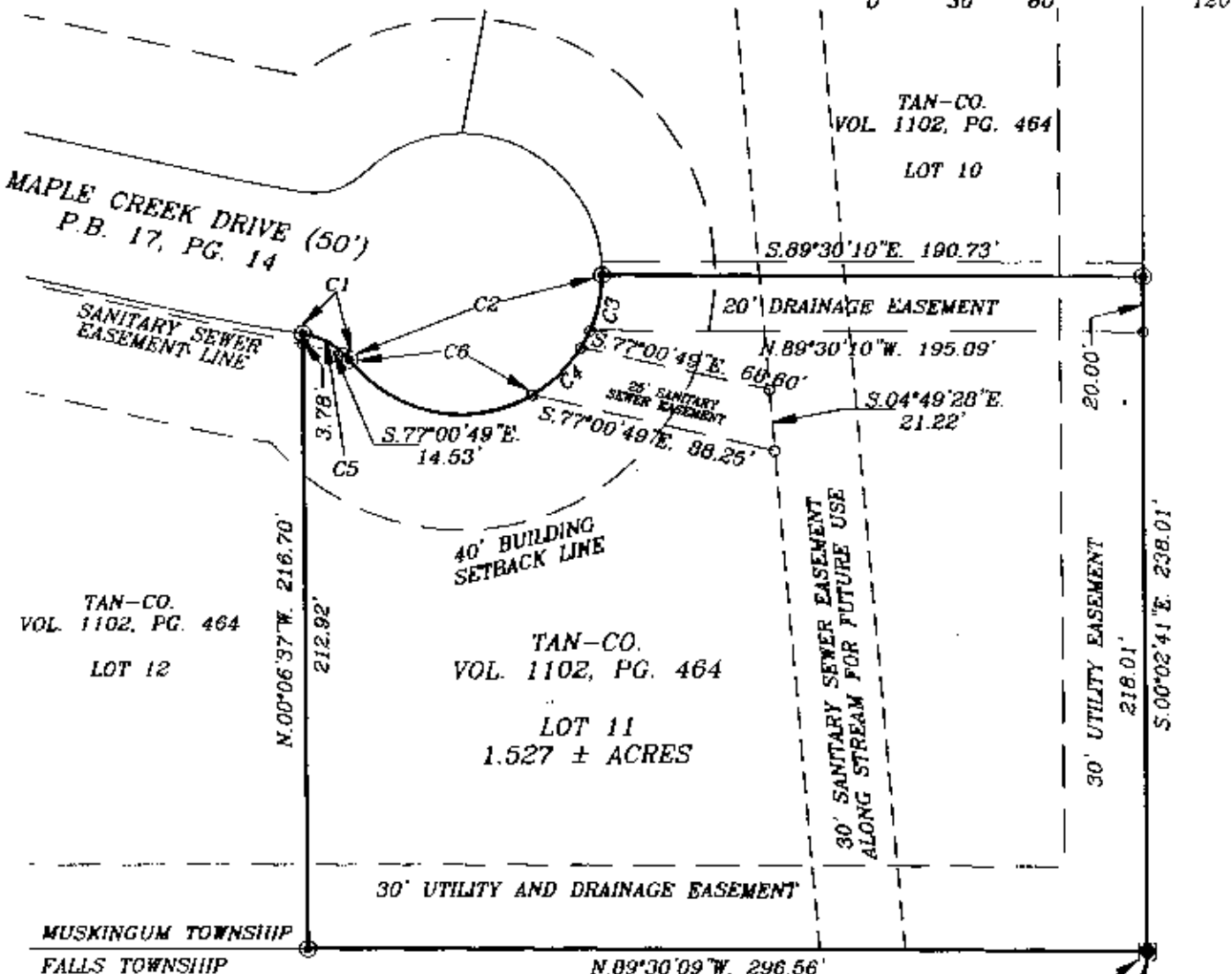
BEARING ARE BASED ON THE EASTERLY LINE OF IDLEWOOD
No. 2 SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 97
OF THE MUSKINGUM COUNTY PLAT RECORDS

LEGEND

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

RESEARCH:

MUSKINGUM CO. TAX MAP
DEED VOL. 678, PG. 44
DEED VOL. 729, PG. 257
DEED VOL. 830, PG. 114
DEED VOL. 826, PG. 130
DEED VOL. 566, PG. 859
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



NUMBER	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S.59°41'10"E.	18.94'	19.43'	25.00'
C2	N.71°32'12"E.	94.57'	123.97'	50.00'
C3	N.12°17'11"E.	20.43'	20.58'	50.00'
C4	N.46°04'47"E.	24.11'	24.35'	50.00'
C5	S.63°29'01"E.	15.84'	16.12'	25.00'
C6	S.63°29'01"E.	65.96'	72.03'	50.00'

SOUTHEAST CORNER
SOUTHWEST QUARTER
SECTION 22
DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY WJB
10-16-97

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 10-16-97.

**OFFICE COPY
NOT RECORDABLE**

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

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

DRAWN BY: AJS	DATE: 02-19-97
SCALE: 1"=60'	CHECKED BY: WJB
JOB NO: 3900	DRAWING NO: D:\3569\tan_11