

# W. J. Biedenbach & Associates

13120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

Telephone (614) 453-4850  
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44-48-01-18-021  
N/A

TANCO DEVELOPMENT CO.  
Maple Creek North Tract 1  
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 EAST LINE OF THE SAID SOUTHWEST QUARTER, NORTH 00 DEGREES 02 MINUTES 41 SECONDS WEST 600.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) SAID POINT BEING SOUTH 00 DEGREES 02 MINUTES 41 SECONDS EAST 205.78 FEET FROM AN EXISTING IRON PIN (3/4 INCH ID PIPE); THENCE LEAVING THE SAID EAST LINE AND WITH THE NORTH LINE OF THE SAID TANCO TRACT (VOLUME 1102, PAGE 464), NORTH 89 DEGREES 30 MINUTES 09 SECONDS WEST 1418.63 FEET TO AN IRON PIN SET; SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE LEAVING THE SAID NORTH LINE, SOUTH 00 DEGREES 29 MINUTES 51 SECONDS WEST 291.76 FEET TO AN IRON PIN SET ON NORTH LINE OF MAPLE CREEK DRIVE; THENCE WITH THE SAID NORTH LINE OF MAPLE CREEK DRIVE THE NEXT THREE COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 979.93 FEET (CHORD BEARING SOUTH 80 DEGREES 33 MINUTES 44 SECONDS WEST 8.15 FEET) AN ARC DISTANCE OF 8.15 FEET TO AN IRON PIN SET;
- 2) SOUTH 80 DEGREES 19 MINUTES 26 SECONDS WEST 128.08 FEET TO AN IRON PIN SET;
- 3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 56 DEGREES 00 MINUTES 56 SECONDS WEST 34.52 FEET) AN ARC DISTANCE OF 38.10 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT-OF-WAY LINE OF SR 60 (FRAZEYSBURG ROAD); THENCE WITH THE SAID RIGHT-OF-WAY LINE OF SR 60, NORTH 12 DEGREES 21 MINUTES 18 SECONDS WEST 304.37 FEET TO A POINT ON THE NORTH LINE OF THE ABOVE SAID TANCO TRACT; THENCE WITH THE SAID NORTH LINE, SOUTH 89 DEGREES 30 MINUTES 09 SECONDS EAST 230.59 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 0.59 FEET.

CONTAINING 1.372 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS (WHICH INCLUDES THE THIRTY FOOT WIDE UTILITY EASEMENT ALONG THE NORTH LINE AND A TWENTY FOOT WIDE UTILITY EASEMENT ALONG THE WEST LINE OF THE ABOVE DESCRIBED TRACT).

ALL IRON PINS SET ARE 5/8 INCH X 10 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 19<sup>TH</sup> DAY OF FEBRUARY 1997.

**OFFICE COPY  
NOT RECORDABLE**  
W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY W. J. Biedenbach  
4-27-98

# SURVEY OF LOT 1 OF MAPLE CREEK NORTH

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

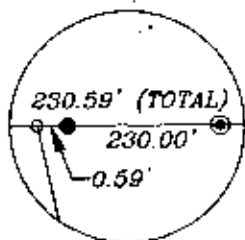
## LEGEND

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

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

### RESEARCH:

MUSKINGUM CO. TAX MAP  
DEED VOL. 678, PG. 44  
DEED VOL. 720, PG. 257  
DEED VOL. 800, 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

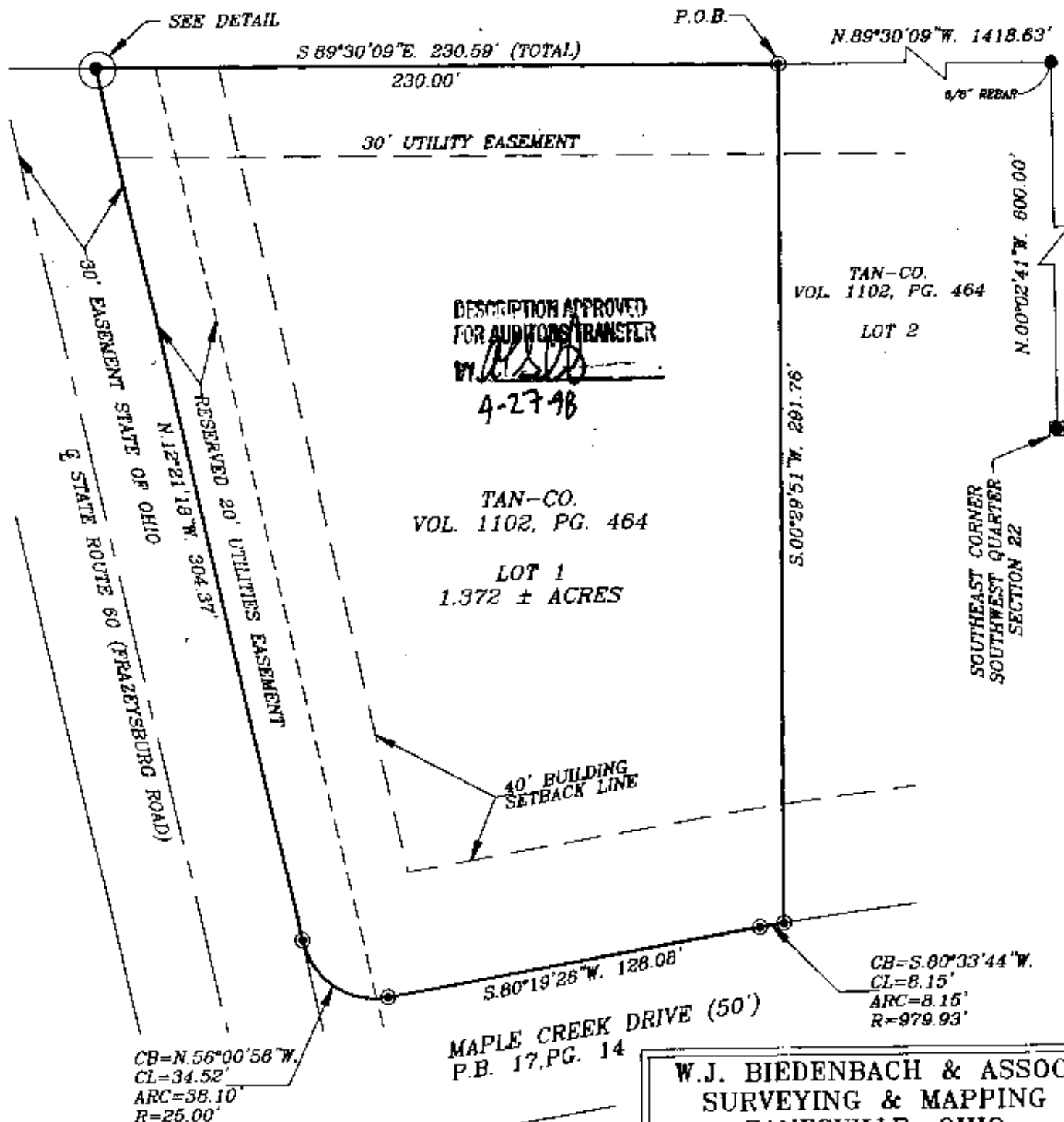


IRON PIN DETAIL

NOT TO SCALE

SCALE 1"=50'

0 25 50 100



DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
W. J. BIEDENBACH  
4-27-98

TAN-CO.  
VOL. 1102, PG. 464

LOT 1  
1.372 ± ACRES

TAN-CO.  
VOL. 1102, PG. 464  
LOT 2

SOUTHEAST CORNER  
SOUTHWEST QUARTER  
SECTION 22

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

CB=S.80°33'44"W.  
CL=8.15'  
ARC=8.15'  
R=979.93'

CB=N.56°00'58"W.  
CL=34.52'  
ARC=38.10'  
R=25.00'

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

**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"=50'	CHECKED BY: WJB
JOB NO: 3900	DRAWING NO: D:\3589\TAN_C