

Biedenbach Engineering, Inc.

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Civil Engineering and Land Surveying

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HAROLD D. AND MARGUERITE BROWN**AUDITORS PARCEL NUMBERS**

51-51-63-01-45-000 (ALL) – 37.128 MORE OR LESS ACRES

51-51-63-01-42-000 (ALL) – 0.122 MORE OR LESS ACRES

BEING A PART OF THE NORTHEAST QUARTER OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE CENTER OF QUARTER TOWNSHIP 3;

THENCE SOUTH 86 DEGREES 37 MINUTES 49 SECONDS EAST 510.19 FEET TO AN EXISTING IRON PIN (AXLE). SAID IRON PIN BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO IVA GRAHAM (DEED VOLUME 877, PAGE 3);

THENCE WITH THE SOUTH LINE OF THE SAID GRAHAM TRACT, SOUTH 88 DEGREES 11 MINUTES 11 SECONDS EAST 544.40 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE EAST LINE OF THE SAID GRAHAM TRACT AND THE EAST LINE OF LIGHTHIZER SUBDIVISION (PLAT BOOK 13, PAGE 5), NORTH 02 DEGREES 36 MINUTES 43 SECONDS EAST 2336.80 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (1-1/4 INCH PIPE) AT 1729.52 FEET;

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO T. & M. VELAS, NORTH 43 DEGREES 33 MINUTES 16 SECONDS EAST 195.83 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE WITH THE WESTERLY LINE OF A TRACT CONVEYED TO F. & J. HOWELL (DEED VOLUME 579, PAGE 921), SOUTH 43 DEGREES 38 MINUTES 44 SECONDS EAST 208.70 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE WITH THE SOUTHERLY LINE OF THE SAID HOWELL TRACT, NORTH 43 DEGREES 33 MINUTES 16 SECONDS EAST 312.91 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 366 (BROWNS DRIVE), PASSING AN EXISTING IRON PIN AT 292.91 FEET;

THENCE WITH THE CENTER OF TOWNSHIP ROAD 366 (BROWNS DRIVE) THE FOLLOWING FOUR COURSES AND DISTANCES;

- 1) SOUTH 37 DEGREES 43 MINUTES 01 SECONDS EAST 129.35 FEET TO A POINT;
- 2) SOUTH 36 DEGREES 53 MINUTES 41 SECONDS EAST 125.28 FEET TO A POINT;
- 3) SOUTH 31 DEGREES 43 MINUTES 26 SECONDS EAST 79.16 FEET TO A POINT;
- 4) SOUTH 22 DEGREES 45 MINUTES 21 SECONDS EAST 19.14 FEET TO A POINT;

THENCE LEAVING SAID TOWNSHIP ROAD AND WITH THE NORTHERLY LINE OF A TRACT CONVEYED TO D. FISHER (DEED VOLUME 1019, PAGE 436), SOUTH 58 DEGREES 24 MINUTES 52 SECONDS WEST 547.68 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF SAID FISHER TRACT, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 19.08 FEET;

THENCE WITH THE WESTERLY LINE OF THE SAID FISHER TRACT, SOUTH 31 DEGREES 35 MINUTES 03 SECONDS EAST 161.91 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTHWEST CORNER OF SAID FISHER TRACT;

THENCE WITH THE SOUTHERLY LINE OF THE SAID FISHER TRACT, NORTH 58 DEGREES 24 MINUTES 45 SECONDS EAST 436.45 FEET TO AN EXISTING IRON PIN;

THENCE CONTINUING WITH THE SAID SOUTH LINE, NORTH 67 DEGREES 05 MINUTES 20 SECONDS EAST 81.10 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 366 (BROWNS DRIVE), PASSING AN EXISTING IRON IN AT 62.30 FEET;

THENCE WITH THE CENTER OF SAID TOWNSHIP ROAD, SOUTH 18 DEGREES 34 MINUTES 31 SECONDS EAST 251.85 FEET TO A POINT;

THENCE LEAVING SAID TOWNSHIP ROAD AND WITH THE NORTH LINE OF A TRACT CONVEYED TO S. & T. LONES (DEED VOLUME 943, PAGE 41), SOUTH 47 DEGREES 26 MINUTES 09 SECONDS

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WEST 265.87 FEET TO AN EXISTING IRON PIN (3/4 INCH REBAR), PASSING AN EXISTING IRON PIN (3/4 INCH REBAR) AT 27.05 FEET;

THENCE WITH THE WEST LINE OF THE SAID LONES TRACT AND THE WEST LINE OF A TRACT CONVEYED TO J. M. JERLES (DEED VOLUME 928, PAGE 343), SOUTH 02 DEGREES 47 MINUTES 50 SECONDS WEST 150.68 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SOUTH LINE OF THE SAID JERLES TRACT, NORTH 88 DEGREES 47 MINUTES 04 SECONDS EAST 210.78 FEET TO AN EXISTING IRON PIN (LARGE AXLE);

THENCE WITH THE WEST LINE OF THE ABOVE SAID BROWN'S DRIVE, SOUTH 01 DEGREES 15 MINUTES 10 SECONDS EAST 25.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO K. MILSTEAD (DEED VOLUME 1124, PAGE 365), SOUTH 88 DEGREES 47 MINUTES 04 SECONDS WEST 212.55 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE WEST LINE OF THE SAID MILSTEAD TRACT, SOUTH 02 DEGREES 47 MINUTES 50 SECONDS WEST 365.29 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO R. L. RICE, ET. AL. (DEED VOLUME 1054, PAGE 365), SOUTH 02 DEGREES 44 MINUTES 15 SECONDS WEST 1163.58 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO THE WEBER FAMILY INVESTMENTS (DEED VOLUME 1078, PAGE 434), NORTH 88 DEGREES 11 MINUTES 11 SECONDS WEST 671.96 FEET TO THE PLACE OF BEGINNING.


CONTAINING 37.250 MORE OR LESS ACRES (TOTAL), SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 366 (BROWNS DRIVE) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-PS6923).

BEARINGS ARE BASED ON SPRING VALLEY SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGES 26-28 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 20TH DAY OF JANUARY 2003.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY 
1-27-2003

SURVEY FOR KURT COLLINS

AUDITORS PARCEL NUMBERS

51-51-63-01-45-000 (ALL) - 37.128 ± ACRES

51-51-63-01-42-000 (ALL) - 0.122 ± ACRES

BEING A PART OF THE NORTHEAST QUARTER OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO

BEARINGS ARE BASED ON SPRING VALLEY SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGES 26-28 OF THE MUSKINGUM COUNTY PLAT RECORDS.



SCALE 1"=300'

RESEARCH:

VOL. 328, PG. 103

VOL. 668, PG. 240

VOL. 796, PG. 129

VOL. 877, PG. 3

VOL. 928, PG. 343

VOL. 943, PG. 91

U.S.G.S. (ZANESVILLE EAST QUAD)
MUSKINGUM CO. TAX MAP

LEGEND

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

LINE DATA

No.	BEARING	DISTANCE
1	S.37°43'01"E.	129.35'
2	S.36°53'41"E.	125.28'
3	S.31°43'26"E.	79.16'
4	S.22°45'21"E.	19.14'
5	S.01°15'10"E.	25.00'

ADJACENT PROPERTY OWNERS

- A-J. M. JERLES VOL. 928, PG. 343
B S & T LONES VOL. 928, PG. 343
C-F & J. HOWELL VOL. 579, PG. 921
D T. & M VELAS VOL. ---, PG. ---

CENTER QUARTER TOWNSHIP 3

S.86°37'49"E. 510.19' S.86°11'11"E. 544.40'

WEBER FAMILY INVESTMENTS
VOLUME 1078, PAGE 434
(SPRING VALLEY SUB. No. 2)

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 20th DAY OF JANUARY, 2003.

MICHAEL D. NICHOLS
REGISTERED PROFESSIONAL SURVEYOR #6923

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NOT RECORDABLE

HAROLD D. & MARGUERITE
BROWN
VOL. 328, PG. 103
VOL. 769, PG. 129
37.250 ± ACRES (TOTAL)

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
1-27-2003

BIEDENBACH ENGINEERING, INC.
ZANESVILLE, OHIO
(740) 453-1850

DRAWN BY: AJS	DATE: 01-20-03
SCALE: 1"=300'	CHECKED BY: MDN
JOB NO: 4901	DRAWING NO: D:\4901\4901