

51-63-08-35  
420 SPRING VALLEY RD.

**W. J. BIEDENBACH AND ASSOCIATES**

SURVEYING AND MAPPING  
3120 LISA LANE  
LANESVILLE, OHIO 43701  
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WEBER FAMILY INVESTMENTS  
VOLUME 1078, PAGE 434  
LOT 35

AUDITORS PARCEL NUMBER 51-51-63-08-35-000 (PART)  
08

BEING A PART 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 THE SAID QUARTER TOWNSHIP 3; THENCE SOUTH 86 DEGREES 37 MINUTES 49 SECONDS EAST 510.19 FEET TO AN EXISTING IRON PIN (AXLE) AT THE SOUTHWEST CORNER OF A 26.34 ACRE TRACT CONVEYED TO IVA L. GRAHAM BY DEED RECORDED IN VOLUME 877, PAGE 3, OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE WITH THE WEST LINE OF THE SAID GRAHAM TRACT NORTH 07 DEGREES 37 MINUTES 07 SECONDS EAST 1091.73 FEET TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE LEAVING THE SAID WEST LINE, SOUTH 75 DEGREES 52 MINUTES 30 SECONDS WEST 210.57 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING NORTH 21 DEGREES 06 MINUTES 47 SECONDS WEST 61.30 FEET) AN ARC DISTANCE OF 61.49 FEET TO AN IRON PIN SET; THENCE NORTH 28 DEGREES 56 MINUTES 32 SECONDS WEST 29.14 FEET TO AN IRON PIN SET; THENCE NORTH 61 DEGREES 03 MINUTES 28 SECONDS EAST 288.87 FEET TO AN IRON PIN SET, ON THE WESTERLY LINE OF THE ABOVE SAID GRAHAM TRACT; THENCE SOUTH 33 DEGREES 24 MINUTES 04 SECONDS EAST 15.82 FEET ALONG THE SAID WEST LINE TO AN EXISTING IRON PIN (AXLE); THENCE SOUTH 07 DEGREES 37 MINUTES 07 SECONDS WEST 159.29 FEET ALONG THE WEST LINE TO THE PLACE OF BEGINNING.

CONTAINING 0.706 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY ALB  
12-3-98

OFFICE COPY  
NOT RECORDABLE

# W. J. BIEDENBACH AND ASSOCIATES

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ALSO THE FOLLOWING FIFTY FOOT WIDE INGRESS AND EGRESS EASEMENT

BEING A PART 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 THE SAID QUARTER TOWNSHIP 3; THENCE SOUTH 86 DEGREES 37 MINUTES 49 SECONDS EAST 510.19 FEET TO AN EXISTING IRON PIN (AXLE) AT THE SOUTHWEST CORNER OF A 26.34 ACRE TRACT CONVEYED TO IVA L. GRAHAM BY DEED RECORDED IN VOLUME 877, PAGE 3, OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE WITH THE WEST LINE OF THE SAID GRAHAM TRACT NORTH 07 DEGREES 37 MINUTES 07 SECONDS EAST 1091.73 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID WEST LINE, SOUTH 75 DEGREES 52 MINUTES 30 SECONDS WEST 210.57 FEET TO AN IRON PIN SET, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE SOUTH 76 DEGREES 42 MINUTES 58 SECONDS WEST 50.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET (CHORD BEARING NORTH 21 DEGREES 06 MINUTES 47 SECONDS WEST 47.68 FEET) AN ARC DISTANCE OF 47.83 FEET TO A POINT; THENCE NORTH 28 DEGREES 56 MINUTES 32 SECONDS WEST 2824.62 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING NORTH 13 DEGREES 04 MINUTES 41 SECONDS WEST 123.01 FEET) AN ARC DISTANCE OF 124.60 FEET TO A POINT; THENCE NORTH 02 DEGREES 47 MINUTES 11 SECONDS EAST 373.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET (CHORD BEARING NORTH 11 DEGREES 45 MINUTES 19 SECONDS WEST 87.88 FEET) AN ARC DISTANCE OF 88.83 FEET TO A POINT; THENCE NORTH 26 DEGREES 17 MINUTES 49 SECONDS WEST 151.14 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING NORTH 13 DEGREES 36 MINUTES 19 SECONDS WEST 98.87 FEET) AN ARC DISTANCE OF 99.68 FEET TO A POINT; THENCE NORTH 00 DEGREES 54 MINUTES 49 SECONDS WEST 113.63 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET (CHORD BEARING NORTH 43 DEGREES 01 MINUTES 22 SECONDS WEST 26.82 FEET) AN ARC DISTANCE OF 29.40 FEET TO A POINT ON THE EAST LINE OF A TRACT CONVEYED TO VELMA P. JOHNSTON BY DEED RECORDED IN VOLUME 524, PAGE 460 OF THE SAID COUNTY RECORDS, SAID POINT BEING NORTH 02 DEGREES 47 MINUTES 11 SECONDS EAST 4.99 FEET FROM AN IRON PIN SET; THENCE WITH THE SAID EAST LINE NORTH 02 DEGREES 47 MINUTES 11 SECONDS EAST 25.01 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 637 (AIRWOOD DRIVE); THENCE WITH THE SAID ROAD, SOUTH 86 DEGREES 18 MINUTES 52 SECONDS EAST 100.00 FEET TO A POINT; THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF LOT NUMBER 1 OF THE WEBER SUBDIVISION, SOUTH 02 DEGREES 48 MINUTES 08 SECONDS WEST 25.00 FEET TO A POINT, PASSING AN EXISTING IRON PIN AT 15.00 FEET; THENCE LEAVING THE SAID WEST LINE, NORTH 86 DEGREES 18 MINUTES 52 SECONDS WEST 10.12 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET (CHORD BEARING SOUTH 46 DEGREES 23 MINUTES 02 SECONDS WEST 29.40 FEET) AN ARC DISTANCE OF 33.03 FEET TO A POINT; THENCE SOUTH 00 DEGREES 54 MINUTES 49 SECONDS EAST 106.40 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET (CHORD BEARING SOUTH 13 DEGREES 36 MINUTES 19 SECONDS EAST 76.90 FEET) AN ARC DISTANCE OF 77.53 FEET TO A POINT; THENCE SOUTH 26 DEGREES 17 MINUTES 49 SECONDS EAST 151.14 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING SOUTH 11 DEGREES 45 MINUTES 19 SECONDS EAST 112.99 FEET) AN ARC DISTANCE OF 114.21 FEET TO A POINT; THENCE SOUTH 02 DEGREES 47 MINUTES 11 SECONDS WEST 373.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET (CHORD BEARING SOUTH 13 DEGREES 04 MINUTES 41 SECONDS EAST 95.68 FEET) AN ARC DISTANCE OF 96.91 FEET TO A POINT; THENCE SOUTH 28 DEGREES 56 MINUTES 32 SECONDS EAST 255.48 FEET TO AN IRON PIN SET; THENCE CONTINUING SOUTH 28 DEGREES 56 MINUTES 32 SECONDS EAST 29.14 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING SOUTH 21 DEGREES 06 MINUTES 47 SECONDS EAST 61.30 FEET) AN ARC DISTANCE OF 61.49 FEET TO THE PLACE OF BEGINNING.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS DESCRIPTION TO BE CORRECT AS PREPARED BY ME THIS 25TH DAY OF NOVEMBER 1996.

W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718

page 2 of 2



D3960

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

BEARING ARE BASED ON THE PREVIOUS SURVEY AND TRACTS  
AS DESCRIBED IN DEED BOOK VOLUME 000, PAGE 000  
OF THE MUSKINGUM COUNTY DEED RECORDS.

## LEGEND

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

SCALE 1"=40'



DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY WJB  
12-3-96

LOT 35  
0.706 ± ACRES

AUDITORS PARCEL NUMBER  
51-51-63-01-58-000 (PART)

L=61.49'  
R=225.00'  
CH=N.21°06'47"W.  
CL=61.30'

P.O.B.



I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 25th DAY OF NOVEMBER, 1996.

W.J. BIEDENBACH  
REGISTERED SURVEYOR 5718

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

DRAWN BY: AJS	DATE: 11-25-96
SCALE: 1"=40'	CHECKED BY: WJB
JOB NO: 3960	DRAWING NO: D:\3960\LOT35