

# Biedenbach Surveying, Inc.

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Land Surveying and Construction Layout

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KENNETH BARLEY

AUDITORS PARCEL NUMBER

71-70-58-11-01-000 (PART) - 6.546 MORE OR LESS ACRES  
TO BE COMBINED TO PARCEL NUMBER 71-70-58-11-01-002

*SNR*

BEING A PART OF THE 80.62 ACRE PARCEL CONVEYED TO GREENLAWN ESTATES, LLC (TRACT ONE OF O.R. VOLUME 2047, PAGE 379 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS), SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SECTION 3 (WAYNE TOWNSHIP, TOWNSHIP 12, RANGE 13);

THENCE WITH THE SOUTH LINE OF WASHINGTON TOWNSHIP (NORTH LINE OF WAYNE TOWNSHIP), SOUTH 89 DEGREES 29 MINUTES 23 SECONDS WEST 392.66 FEET TO A POINT;

THENCE LEAVING THE SAID TOWNSHIP LINE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 486.46 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HERFIN INTENDED TO BE DESCRIBED;

THENCE WITH THE SOUTH LINE OF TRACT ONE (24.941 ACRES) CONVEYED TO GREENLAWN ESTATES, LLC (O.R. VOLUME 2047, PAGE 379) THE NEXT SEVEN COURSES AND DISTANCES:

1. NORTH 77 DEGREES 52 MINUTES 04 SECONDS WEST 242.44 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR),
2. NORTH 70 DEGREES 20 MINUTES 06 SECONDS WEST 254.62 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR),
3. SOUTH 37 DEGREES 20 MINUTES 10 SECONDS WEST 313.19 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR),
4. SOUTH 06 DEGREES 07 MINUTES 38 SECONDS EAST 150.76 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR),
5. NORTH 87 DEGREES 02 MINUTES 11 SECONDS WEST 139.37 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR),
6. NORTH 21 DEGREES 10 MINUTES 27 SECONDS EAST 240.04 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR),
7. NORTH 77 DEGREES 42 MINUTES 22 SECONDS WEST 199.89 FEET TO A POINT;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE SAID TRACT 2 THE NEXT 6 COURSES AND DISTANCES:

1. NORTH 43 DEGREES 21 MINUTES 05 SECONDS EAST 368.69 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 41.32 FEET,
2. NORTH 57 DEGREES 07 MINUTES 58 SECONDS EAST 267.67 FEET TO AN IRON PIN SET,
3. NORTH 52 DEGREES 34 MINUTES 15 SECONDS EAST 186.48 FEET TO AN IRON PIN SET,
4. NORTH 87 DEGREES 07 MINUTES 56 SECONDS EAST 145.49 FEET TO AN IRON PIN SET,
5. SOUTH 13 DEGREES 01 MINUTES 24 SECONDS WEST 301.26 FEET TO AN IRON PIN SET,
6. SOUTH 89 DEGREES 49 MINUTES 44 SECONDS EAST 219.48 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR ON THE ABOVE SAID SOUTH LINE OF TRACT 2;

THENCE WITH THE SAID SOUTH LINE, SOUTH 07 DEGREES 56 MINUTES 44 SECONDS WEST 251.38 FEET TO THE PLACE OF BEGINNING.

CONTAINING 6.546 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.035 ACRES IN LOT 1 OF BRIARCLIFF SUBDIVISION, DATED OCTOBER 26, 1996 BY C. R. HARKNESS (PS#6885).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 14<sup>TH</sup> DAY OF JANUARY 2008, FROM SURVEYS COMPLETED BY ME ON THE 19<sup>TH</sup> DAY OF FEBRUARY 2003, THE 16<sup>TH</sup> DAY OF SEPTEMBER 2005 AND THE 10<sup>TH</sup> DAY OF JANUARY 2008.

*Matthew Nichols*  
**OFFICE COPY**  
**NOT RECORDABLE**  
REGISTERED SURVEYOR  
PS#6923

APPROVED FOR CLOSURE

*Matthew Nichols* 1/30/2008

EXEMPT FROM  
PLANNING COMMISSION

*Matthew Nichols* 1/31/2008