

W. J. Biedenbach & Associates

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Surveying and Mapping

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**RAY E. AND GRACE E. FRANCE
VOLUME 464, PAGE 576
AUDITORS PARCEL NUMBER 70-70-70-01-05-000 (PART)**

BEING A PART OF THE FOURTH QUARTER OF 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 AXLE AT THE SOUTHWEST CORNER OF LOT NUMBER NINE OF SHADY HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 63 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE NORTH 89 DEGREES 57 MINUTES 30 SECONDS WEST 132.17 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH LINE OF A TRACT CONVEYED TO C. AND M. CONKLE AS RECORDED IN DEED VOLUME 583, PAGE 78 OF THE SAID COUNTY DEED RECORDS, PASSING AN EXISTING AXLE AT 76.26 FEET, AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO R. AND J. ABELE AS RECORDED IN DEED VOLUME 587, PAGE 297 OF THE SAID COUNTY DEED RECORDS, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE NORTH 89 DEGREES 57 MINUTES 30 SECONDS WEST 182.75 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 89 DEGREES 57 MINUTES 30 SECONDS EAST 973.77 FEET FROM AN EXISTING STONE AT THE NORTHWEST CORNER OF A 12.75 MORE OR LESS ACRE TRACT AS RECORDED IN COMMON PLEAS RECORD BOOK 51, PAGE 290 OF THE SAID COUNTY RECORDS, PASSING AN IRON PIN SET AT 57.12 FEET;

THENCE NORTH 23 DEGREES 17 MINUTES 43 SECONDS EAST 252.96 FEET TO AN IRON PIN SET;

THENCE SOUTH 66 DEGREES 42 MINUTES 17 SECONDS EAST 98.63 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTHWEST CORNER OF A 0.500 MORE OR LESS ACRE TRACT CONVEYED TO RICHARD AND SUZANNE OMEN BY DEED RECORDED IN VOLUME 1008, PAGE 79 OF THE SAID COUNTY DEED RECORDS;

THENCE ALONG THE WEST LINE OF THE SAID OMEN TRACT, SOUTH 02 DEGREES 20 MINUTES 00 SECONDS WEST 193.63 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.692 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALSO THE FOLLOWING FORTY FOOT INGRESS AND EGRESS EASEMENT

BEING A PART OF THE FOURTH QUARTER OF 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 AXLE AT THE SOUTHWEST CORNER OF LOT NUMBER NINE OF SHADY HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 63 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE NORTH 89 DEGREES 57 MINUTES 30 SECONDS WEST 132.17 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH LINE OF A TRACT CONVEYED TO C. AND M. CONKLE AS RECORDED IN DEED VOLUME 583, PAGE 78 OF THE SAID COUNTY DEED RECORDS, PASSING AN EXISTING AXLE AT 76.26 FEET, AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO R. AND J. ABELE AS RECORDED IN DEED VOLUME 587, PAGE 297 OF THE SAID COUNTY DEED RECORDS;

THENCE WITH THE WEST LINE OF 0.500 MORE OR LESS ACRE TRACT CONVEYED TO RICHARD AND SUZANNE OMEN BY DEED RECORDED IN VOLUME 1008, PAGE 79 OF THE SAID COUNTY DEED RECORDS, NORTH 02 DEGREES 20 MINUTES 00 SECONDS EAST 193.63 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE NORTH 66 DEGREES 42 MINUTES 17 SECONDS WEST 98.63 FEET TO AN IRON PIN SET;

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THENCE NORTH 23 DEGREES 17 MINUTES 43 SECONDS EAST 40.00 FEET TO A POINT;

THENCE SOUTH 66 DEGREES 42 MINUTES 17 SECONDS EAST 194.75 FEET TO A POINT ON
SOUTH FRANCO DRIVE;

THENCE ALONG SAID DRIVE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 35.00
FEET (CHORD BEARING SOUTH 01 DEGREES 07 MINUTES 37 SECONDS WEST 43.19 FEET) AN
ARC DISTANCE OF 46.54 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE NORTH 66 DEGREES 42 MINUTES 17 SECONDS WEST 112.42 FEET TO THE PLACE
OF BEGINNING.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS
(BIEDENBACH PS5718-PS6923).

THE BEARINGS ARE BASED ON THE PLAT BEARINGS OF SHADY HEIGHTS SUBDIVISION
(PLAT BOOK 10, PAGE 63).

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 APRIL, 1998.

W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY WJB

4-27-98

SURVEY FOR RICHARD OMEN

AUDITORS PARCEL NUMBER
70-70-70-01-05-000 (PART)

BEING A PART OF THE 41st QUARTER OF TOWNSHIP 1, RANGE 7, OF THE UNITED STATES
MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

THE BEARINGS ARE BASED ON THE PLAT BEARINGS OF SHADY HEIGHTS SUBDIVISION (PLAT
BOOK 10, PAGE 63).

RESEARCH:

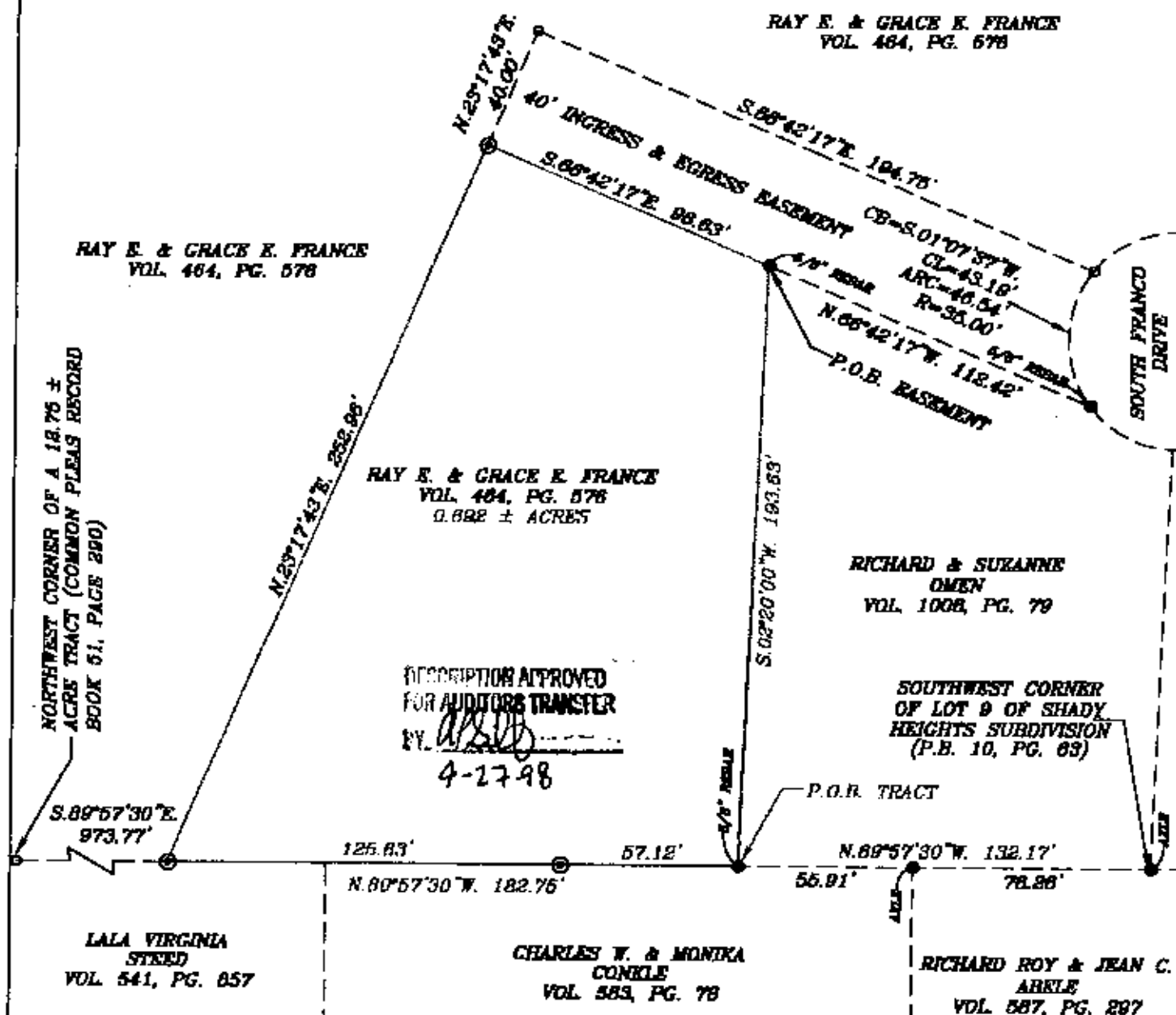
VOL. 464, PG. 576
VOL. 587, PG. 287
VOL. 583, PG. 78
PB. 10, PG. 63
COMMON PLEAS BOOK 61, PG. 290
MUSKINGUM COUNTY TAX MAP

LEGEND

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

SCALE 1"=50'

0 25 50 100



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY *[Signature]*
4-27-98

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ZANESVILLE, OHIO
(614) 453-4850

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY IS CORRECT AS PREPARED BY ME,
THIS 20th DAY OF APRIL, 1998.

W.J. BIEDENBACH
REGISTERED SURVEYOR

DRAWN BY: AJS	DATE: 04-20-98
SCALE: 1"=50'	CHECKED BY: WJB
JOB NO: 4303	DRAWING NO: D:\4303\4303