

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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Telephone (740) 453-4850
Fax (740) 450-1000

DOUG AND TARA BIEDENBACH

AUDITOR'S PARCEL NUMBER

71-70-94-01-02-000 (PART)

TO BE COMBINED WITH 71-70-94-01-02-004

BEING A PART OF THE PARCEL CONVEYED TO THE WILFRED JOSEPH BIEDENBACH TRUST (MARLENE L. BIEDENBACH, TRUSTEE) AS RECORDED IN O.R. VOLUME 1542, PAGE 720 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 4, 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 IRON PIN (3/4 INCH PIPE) AT THE NORTHEAST CORNER OF LOT 11 OF EAST HAVEN ESTATES (PLAT BOOK 10, PAGE 49), SAID IRON PIN ALSO BEING THE NORTHWEST CORNER OF A 1.806 ACRE PARCEL CONVEYED TO DOUGLAS A. AND TARA L. BIEDENBACH (OFFICIAL RECORD VOLUME 1694, PAGE 190);

THENCE WITH THE NORTH LINE OF THE SAID DOUGLAS A. AND TARA L. BIEDENBACH PARCEL (ALSO THE SOUTH LINE OF THE Y & R ENTERPRISES PARCEL CONVEYED BY DEED VOLUME 810, PAGE 10), NORTH 89 DEGREES 51 MINUTES 48 SECONDS EAST 209.61 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF THE SAID DOUGLAS A. AND TARA L. BIEDENBACH PARCEL, SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID DOUGLAS A. AND TARA L. BIEDENBACH PARCEL AND CONTINUING WITH THE SOUTH LINE OF THE SAID Y & R ENTERPRISES PARCEL, NORTH 89 DEGREES 51 MINUTES 48 SECONDS EAST 114.75 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 89 DEGREES 51 MINUTES 48 SECONDS WEST 535.42 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID Y & R ENTERPRISES LINE AND TRAVERSING INTO THE ABOVE SAID WILFORD JOSEPH BIEDENBACH TRUST PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 17 DEGREES 46 MINUTES 24 SECONDS EAST 212.18 FEET TO AN IRON PIN SET;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 459.57 FEET, A CHORD OF SOUTH 66 DEGREES 46 MINUTES 17 SECONDS WEST 52.56 FEET, AN ARC DISTANCE OF 52.59 FEET, AND A DELTA ANGLE OF 6 DEGREES 33 MINUTES 23 SECONDS TO AN IRON PIN SET;
3. SOUTH 63 DEGREES 29 MINUTES 39 SECONDS WEST 48.77 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE ABOVE SAID DOUGLAS A. AND TARA L. BIEDENBACH PARCEL;

THENCE WITH THE EAST LINE OF THE SAID BIEDENBACH PARCEL, NORTH 19 DEGREES 43 MINUTES 22 SECONDS WEST 259.50 FEET TO THE **PLACE OF BEGINNING**

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CONTAINING 0.565 ACRES, SUBJECT TO ALL OTHER 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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.806 ACRE PARCEL COMPLETED JULY 17,
2002 BY M.D. NICHOLS PS 6923

I, MICHAEL D. NICHOLS (PS#6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND
BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 4TH DAY OF
DECEMBER, 2015, FROM A FIELD SURVEY COMPLETED THE 3RD DAY OF DECEMBER, 2015.

**OFFICE COPY
NOT RECORDABLE**
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



DESCRIPTION
APPROVED
By: 12/10/15

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
12/10/15
Date
Fee Paid

SURVEY FOR DOUG & TARA BIEDENBACH

AUDITORS PARCEL NUMBER
71-70-94-01-02-000 (PART)
TO BE COMBINED WITH 71-70-94-01-02-004

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BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.806± ACRES PARCEL COMPLETED JULY 17, 2002 BY M.D. NICHOLS PS6923.

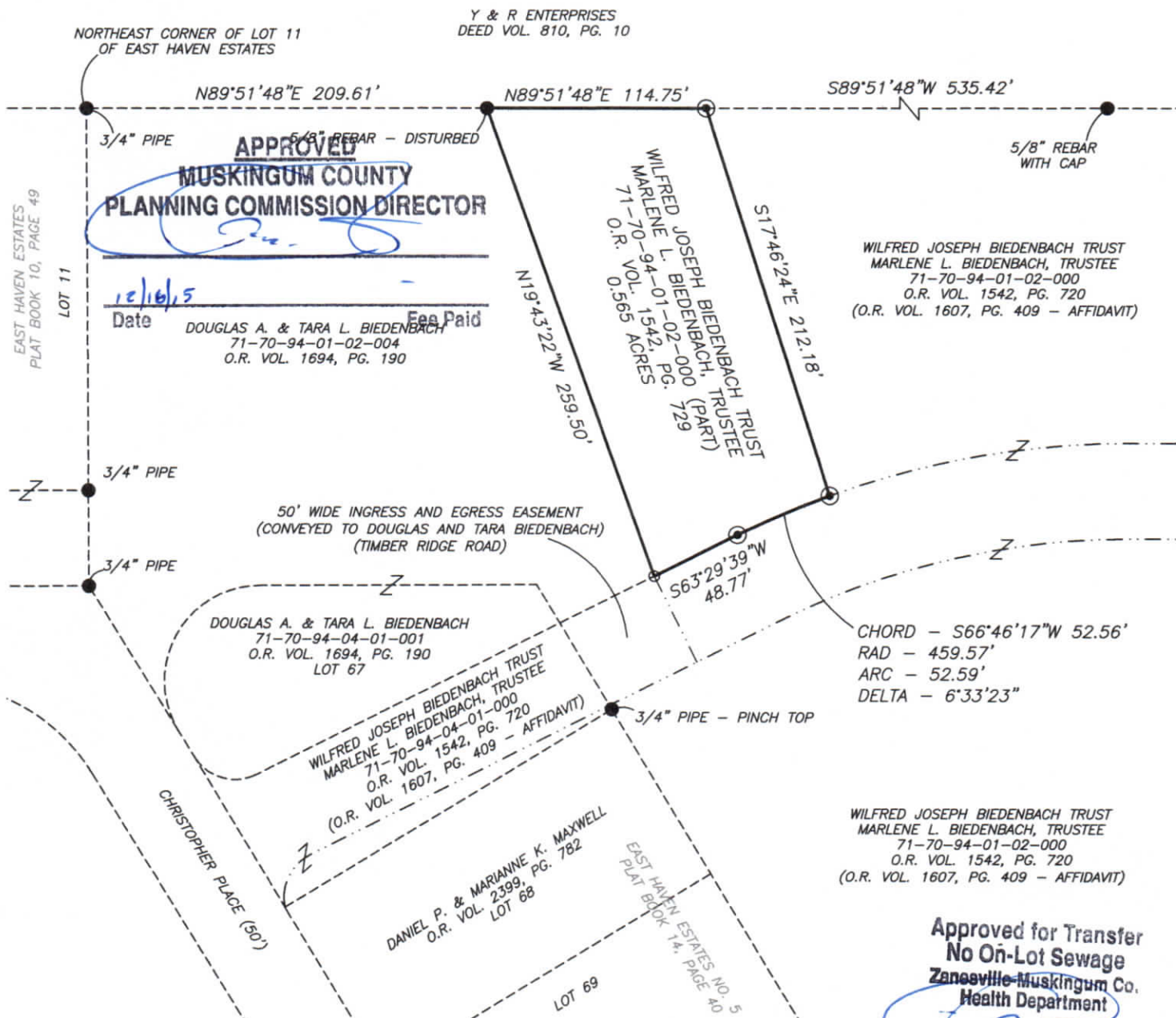
DESCRIPTION

APPROVED

By:

[Signature]

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.



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 1.806± AC. TRACT
COMPLETED JULY 17, 2002 BY M.D. NICHOLS PS6923
MUSKINGUM COUNTY GIS

LEGEND

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

SCALE 1"=80'



I, MICHAEL D. NICHOLS (PS#6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 4th DAY OF DECEMBER, 2015, FROM A FIELD SURVEY COMPLETED THE 3rd DAY OF DECEMBER, 2015.

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

BASLINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: BEI@rroho.com

DRAWN BY: JWL

DATE: 12-04-15

SCALE: 1"=80'

CHECKED BY: MDN

JOB NO: 5832

DRAWING NO:
Z:\5832\5832.dwg