

## Biedenbach Engineering, Inc.

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Zanesville, OH 43701

Civil Engineering and Land Surveying

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**MARLENE BIEDENBACH, TRUST  
AUDITORS PARCEL NUMBER**

71-70-94-01-02-000 (PART)-1.332 MORE OR LESS ACRES  
71-70-94-04-01-000 (PART)-0.474 MORE OR LESS ACRES

BEING A PART OF LOT 67 OF EAST HAVEN ESTATES No. 5, ALL OF THE VACATED BROOKSIDE DRIVE, AND A PART OF THE 18.977 ACRE TRACT CONVEYED TO W. J. AND M. BIEDENBACH (DEED VOLUME 1104, PAGE 269), 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:

**BEGINNING AT AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE NORTH EAST CORNER OF LOT 11 OF EAST HAVEN ESTATES No. 1 (PLAT BOOK 10, PAGE 49);**

**THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO Y. & R. ENTERPRISES (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);**

**THENCE SOUTH 19 DEGREES 43 MINUTES 22 SECONDS EAST 259.50 FEET TO AN IRON PIN SET;**

**THENCE SOUTH 63 DEGREES 29 MINUTES 40 SECONDS WEST 233.01 FEET TO AN IRON PIN SET;**

**THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 74 DEGREES 07 MINUTES 43 SECONDS WEST 33.70 FEET) AN ARC LENGTH OF 36.98 FEET TO AN IRON PIN SET ON THE EAST LINE OF CHRISTOPHER PLACE;**

**THENCE WITH THE EAST LINE OF CHRISTOPHER PLACE, NORTH 31 DEGREES 45 MINUTES 07 SECONDS WEST 104.54 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE), PASSING AN EXISTING IRON PIN AT 15.30 FEET;**

**THENCE WITH THE EAST LINE OF LOT 11, NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST, PASSING AN EXISTING IRON PIN AT 50.14 FEET AT THE SOUTHEAST CORNER OF LOT 11 OF EAST HAVEN ESTATES No. 1, A TOTAL DISTANCE OF 249.65 FEET TO THE PLACE OF BEGINNING.**

**CONTAINING 1.806 MORE OR LESS ACRES, SUBJECT TO A 25 FOOT UTILITY EASEMENT ALONG THE NORTH LINE, ALSO BEING SUBJECT TO 10 FOOT UTILITY EASEMENT ALONG THE SOUTH LINE AND SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.**

**ALSO BEING SUBJECT TO THE FOLLOWING 30 FOOT WIDE DRAINAGE AND DRAINAGE  
MAINTENANCE EASEMENT**

BEING A PART OF LOT 67 OF EAST HAVEN ESTATES No. 5, A PART OF THE VACATED BROOKSIDE DRIVE, AND A PART OF THE 18.977 ACRE TRACT CONVEYED TO W. J. AND M. BIEDENBACH (DEED VOLUME 1104, PAGE 269), 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 NORTH EAST CORNER OF LOT 11 OF EAST HAVEN ESTATES No. 1 (PLAT BOOK 10, PAGE 49);**

**THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO Y. & R. ENTERPRISES (DEED VOLUME 810, PAGE 10), NORTH 89 DEGREES 51 MINUTES 48 SECONDS EAST 38.01 FEET TO POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;**

**THENCE CONTINUING WITH THE SAID SOUTH LINE, NORTH 89 DEGREES 51 MINUTES 48 SECONDS EAST 37.01 FEET TO POINT;**

**THENCE LEAVING SAID SOUTH LINE, SOUTH 35 DEGREES 58 MINUTES 34 SECONDS EAST 118.25 FEET TO A POINT;**

**THENCE SOUTH 40 DEGREES 23 MINUTES 21 SECONDS EAST 95.76 FEET TO A POINT;**

**THENCE SOUTH 36 DEGREES 29 MINUTES 37 SECONDS EAST 109.52 FEET TO A POINT;**

**THENCE SOUTH 63 DEGREES 29 MINUTES 40 SECONDS WEST 30.46 FEET TO A POINT;**

**THENCE NORTH 36 DEGREES 29 MINUTES 37 SECONDS WEST 103.22 FEET TO A POINT;**

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THENCE NORTH 40 DEGREES 23 MINUTES 21 SECONDS WEST 95.90 FEET TO A POINT;

THENCE NORTH 35 DEGREES 58 MINUTES 34 SECONDS WEST 141.07 FEET TO THE PLACE OF BEGINNING.

## ALSO THE FOLLOWING 50 FOOT INGRESS AND EGRESS EASEMENT

BEING A PART OF LOT 67 OF EAST HAVEN ESTATES No. 5 AND A PART OF THE 18.977 ACRE TRACT CONVEYED TO W. J. AND M. BIEDENBACH (DEED VOLUME 1104, PAGE 269), 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 NORTH EAST CORNER OF LOT 11 OF EAST HAVEN ESTATES No. 1 (PLAT BOOK 10, PAGE 49);

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO Y. & R. ENTERPRISES (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);

THENCE SOUTH 19 DEGREES 43 MINUTES 22 SECONDS EAST 259.50 FEET TO AN IRON PIN SET, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE SOUTH 26 DEGREES 30 MINUTES 20 SECONDS EAST 50.00 FEET TO A POINT;

THENCE SOUTH 63 DEGREES 29 MINUTES 40 SECONDS WEST 226.14 FEET TO A POINT;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 25 DEGREES 23 MINUTES 33 SECONDS WEST 30.71 FEET) AN ARC LENGTH OF 33.07 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) ON THE EAST LINE OF CHRISTOPHER PLACE;

THENCE WITH THE EAST LINE OF CHRISTOPHER PLACE, NORTH 31 DEGREES 10 MINUTES 49 SECONDS WEST 79.34 FEET TO A POINT;

THENCE WITH THE EAST LINE OF CHRISTOPHER PLACE, NORTH 31 DEGREES 45 MINUTES 07 SECONDS WEST 12.64 FEET TO AN IRON PIN SET;

THENCE LEAVING THE EAST LINE OF CHRISTOPHER PLACE AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 74 DEGREES 07 MINUTES 43 SECONDS EAST 33.70 FEET) AN ARC LENGTH OF 36.98 FEET TO A POINT;

THENCE NORTH 63 DEGREES 29 MINUTES 40 SECONDS EAST 233.01 FEET TO THE PLACE OF BEGINNING.

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

BEARINGS ARE BASED ON THE EAST LINE OF EAST HAVEN ESTATES NO. 5 AS RECORDED IN PLAT BOOK 14, PAGE 40.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 17<sup>TH</sup> DAY OF JULY 2002.

**OFFICE COPY  
NOT RECORDED**  
MICHAEL D. BIEDENBACH  
REGISTERED SURVEYOR NO. 1033

DESCRIPTION APPROVED  
FOR ANNOTATION TRANSFER

BY 

7-31-2002

# SURVEY FOR DOUG BIEDENBACH

AUDITORS PARCEL NUMBER

71-70-94-01-02 000 (PART)-1.332 MORE OR LESS ACRES

71-70 94-04-01-000 (PART) 0.474 MORE OR LESS ACRES

BEING A PART OF LOT 67 OF EAST HAVEN ESTATES No. 5, ALL OF THE VACATED BROOKSIDE DRIVE, AND A PART OF THE 18.977 ACRE TRACT CONVEYED TO, W. J. AND M. BIEDENBACH (DEED VOLUME 1104, PAGE 269), SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE EAST LINE OF EAST HAVEN ESTATES, AS RECORDED IN PLAT BOOK 14, PAGE 40.

NORTHEAST CORNER OF LOT 11  
OF EAST HAVEN ESTATES No. 1  
(PLAT BOOK 10, PAGE 49)

25' UTILITY EASEMENT

SCALE 1"=100'



## RESEARCH:

VOL. 810, PG. 10  
VOL. 974, PG. 185  
VOL. 974, PG. 188  
VOL. 1046, PG. 91  
VOL. 1057, PG. 218  
PLATS OF EAST HAVEN ESTATES  
MUSKINGUM CO. TAX MAPS  
U.S.G.S. (ZANESVILLE EAST  
QUAD)

WILLIAM J. HANOSKY  
VOL. 1072, PG. 128

MARLENE BIEDENBACH, TRUST  
VOL. 1104, PG. 269

BROOKSIDE  
DRIVE

VACATED  
STREET

10' UTILITY  
EASEMENT

60' INGRESS AND EGRESS EASEMENT

## LEGEND

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

## CURVE DATA

No.	BEARING	LENGTH	ARC	RADIUS
C1	N.74°07'43"W	33.70	36.90	25.00
C2	S.25°23'33"W	30.71	33.07	25.00

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*

7-31-2002

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 17th DAY OF JULY, 2002.

OFFICE COPY  
NOT RECORDABLE

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

BIEDENBACH ENGINEERING, INC.  
ZANESVILLE, OHIO  
(740) 453-4850

DRAWN BY: AJS	DATE: 07-17-02
SCALE: 1"=100'	CHECKED BY: MDN
JOB NO: 4851	DRAWING NO: D:\4851\4851