

73-42-01-49-006

**Biedenbach Surveying, Inc.**3010 East Pike  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850  
Fax (740) 450-1000**SURVEY FOR TONY ROSE  
AUDITORS PARCEL NUMBER  
73-73-42-01-49-000 (PART)**

**BEING** A PART OF A TRACT CONVEYED TO NORMA J. SIMS IN DEED VOLUME 1007, PAGE 85 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF LOT 1 OF GREEN HILLS SUBDIVISION (PLAT BOOK 14, PAGE 124);

**THENCE** SOUTH 36 DEGREES 01 MINUTES 25 SECONDS EAST 30.00 FEET (DEED) TO A POINT IN THE CENTER OF WAYNE RIDGE ROAD (COUNTY ROAD 73);

**THENCE** WITH THE CENTER OF THE SAID ROAD THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 40 DEGREES 22 MINUTES 13 SECONDS WEST 60.00 FEET TO A POINT;
2. SOUTH 49 DEGREES 03 MINUTES 16 SECONDS WEST 50.00 FEET TO A POINT;
3. SOUTH 63 DEGREES 41 MINUTES 44 SECONDS WEST 26.05 FEET TO A POINT;

**THENCE** LEAVING THE SAID CENTERLINE AND WITH THE NORTH LINE OF A TRACT CONVEYED TO THE HAYES FAMILY LIMITED PARTNERSHIP IN DEED VOLUME 1130, PAGE 122, SOUTH 89 DEGREES 44 MINUTES 03 SECONDS WEST 16.74 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID NORTH LINE, SOUTH 89 DEGREES 44 MINUTES 03 SECONDS WEST 363.29 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID ROAD;

**THENCE** WITH THE CENTER OF THE SAID ROAD THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 68 DEGREES 51 MINUTES 14 SECONDS WEST 50.00 FEET TO A POINT;
2. NORTH 52 DEGREES 28 MINUTES 06 SECONDS WEST 70.12 FEET TO A POINT;
3. NORTH 45 DEGREES 32 MINUTES 11 SECONDS WEST 125.10 FEET TO A POINT;

**THENCE** LEAVING THE SAID CENTERLINE AND TRAVERSING THROUGH THE ABOVE SAID SIMS TRACT THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 53 DEGREES 18 MINUTES 15 SECONDS EAST 272.04 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 29.47 FEET;
2. SOUTH 56 DEGREES 21 MINUTES 23 SECONDS EAST 337.80 FEET TO AN IRON PIN SET;
3. SOUTH 24 DEGREES 25 MINUTES 36 SECONDS EAST 134.12 FEET TO THE **PLACE OF BEGINNING**, PASSING AN IRON PIN SET AT 115.59 FEET;

**CONTAINING** 2.352 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF WAYNE RIDGE ROAD (COUNTY ROAD 73) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PLAT BEARINGS OF GREEN HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 124 OF THE MUSKINGUM COUNTY PLAT RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 21<sup>ST</sup> DAY OF SEPTEMBER, 2011, FROM A FIELD SURVEY COMPLETED THE 20<sup>TH</sup> DAY OF SEPTEMBER, 2011.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923



5527 ROSE

**APPROVED**  
**MINOR LOT SPLIT ONLY**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

10/7/11  
 Date

DESCRIPTION  
 APPROVED  
 By: [Signature]

**OFFICE COPY**  
**NOT RECORDABLE**

73-42-01-49-006

# SURVEY FOR TONY ROSE

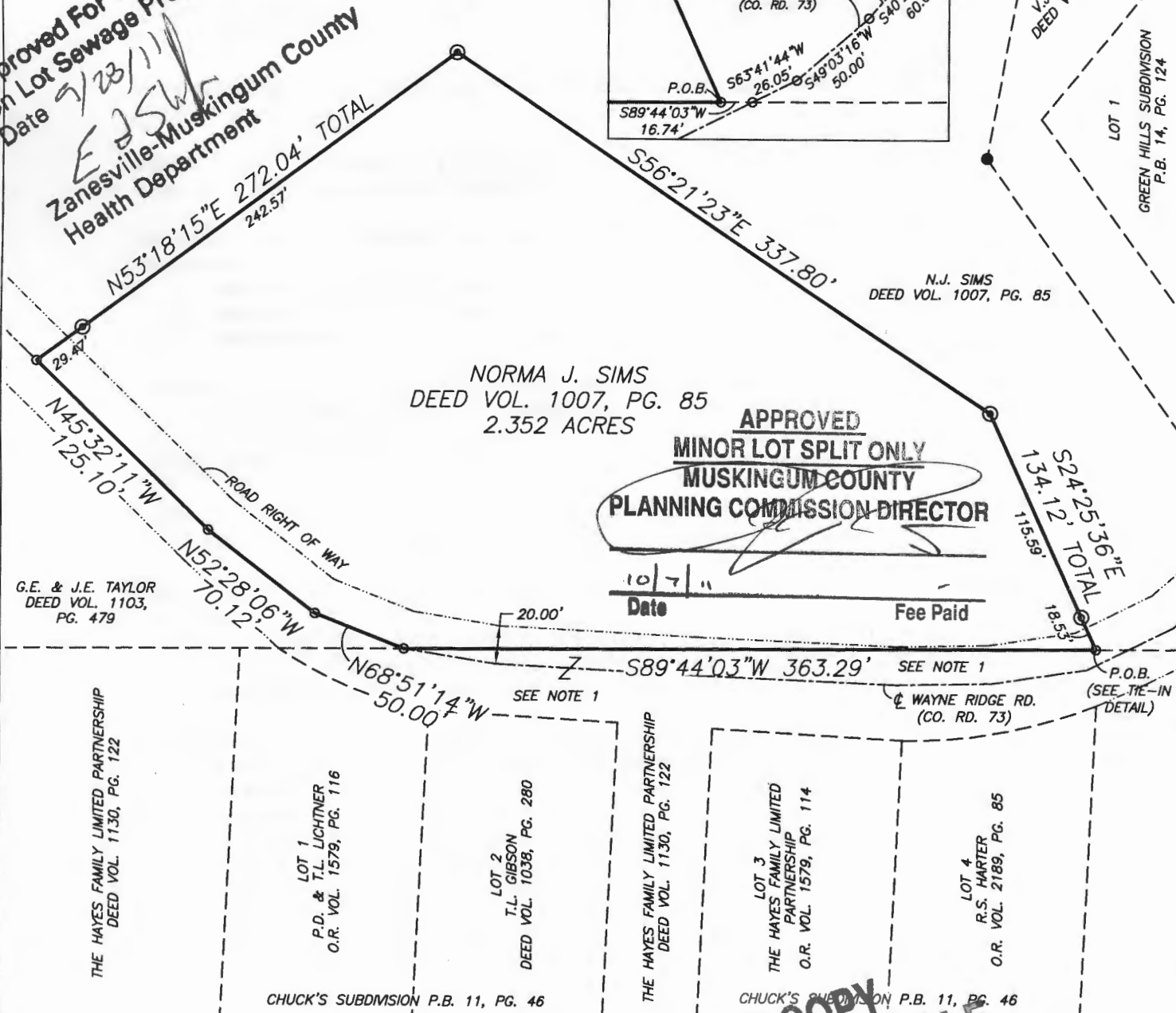
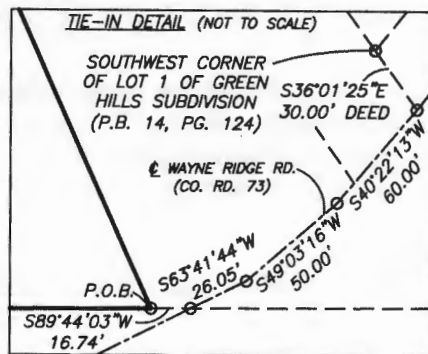
AUDITORS PARCEL NUMBER  
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BEARINGS ARE BASED ON THE PLAT BEARINGS OF GREEN HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 124 OF THE MUSKINGUM COUNTY PLAT RECORDS.



Approved For Transfer  
On Lot Sewage Proposed  
Date 9/23/11  
E.J.S.W.  
Zanesville-Muskingum County  
Health Department



APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date 10/7/11

Fee Paid

NOTE 1: RIGHT OF WAY AS PLATTED FOR CHUCK'S SUBDIVISION (PLAT BOOK 11, PAGE 46). CENTERLINE OF ROAD AS LOCATED BY SURVEY.

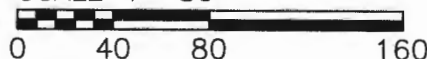
## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 4.703± AC. TRACT COMPLETED AUG. 16, 1993 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 6.000± AC. TRACT COMPLETED MARCH 7, 1994 BY W.J. BIEDENBACH PS5718  
MUSKINGUM COUNTY GIS

## LEGEND

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

SCALE 1"=80'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 21st DAY OF SEPTEMBER, 2011, FROM A FIELD SURVEY COMPLETED THE 20th DAY OF SEPTEMBER, 2011.

MICHAEL D. NICHOLS  
REGISTERED 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.

BIEDENBACH SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 09-21-11

SCALE: 1"=80'

CHECKED BY: MDN

JOB NO: 5527

DRAWING NO:  
Z:\5527\5527.dwg