

Biedenbach Surveying, Inc.

Surveying and Mapping

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

New parcel # assigned 06-06-42-02-60-000

BEING A TRACT OF LAND WEST OF WATER STREET IN GAYSPORT (DEED VOLUME 17, PAGE 432-433 OF THE MUSKINGUM COUNTY DEED RECORDS), SITUATED IN SECTION 20, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS

COMMENCING AT A POINT AT THE NORTHWEST CORNER OF LOT 9 OF GAYSPORT;

THENCE WITH THE NORTH LINE OF SAID LOT 9 (EXTENDED), NORTH 73 DEGREES 00 MINUTES 00 SECONDS WEST 66.00 FEET TO A POINT ON THE WEST LINE OF WATER STREET, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID LOT LINE EXTENDED, NORTH 73 DEGREES 00 MINUTES 00 SECONDS WEST 22.00 FEET (BY DEED) TO A POINT AT THE LOW WATER MARK OF THE MUSKINGUM RIVER;

THENCE WITH THE SAID LOW WATER MARK, NORTH 17 DEGREES 00 MINUTES 00 SECONDS EAST 214.50 FEET (BY DEED) TO A POINT ON THE NORTH LINE OF LOT 6 EXTENDED;

THENCE WITH THE SAID LOT LINE EXTENDED, SOUTH 73 DEGREES 00 MINUTES 00 SECONDS EAST 22.00 FEET TO A POINT ON THE ABOVE SAID WEST LINE OF WATER STREET;

THENCE WITH THE SAID WEST LINE, SOUTH 17 DEGREES 00 MINUTES 00 SECONDS WEST 214.50 FEET (BY DEED) TO THE PLACE OF BEGINNING.

CONTAINING 0.108 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

THE BEARINGS ARE BASED ON THE PREVIOUS PLAT OF GAYSPORT-DEED VOLUME 17, PAGE 432-433)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIPTION TO BE CORRECT AS PREPARED BY ME FROM EXISTING DEED RECORDS, THIS 15TH DAY OF NOVEMBER 2006.

**OFFICE COPY
NOT RECORDABLE**
MICHAEL J. BIEDENBACH
REGISTERED SURVEYOR

APPROVED FOR CLOSURE

MJB 12/5/2006

EXEMPT FROM
PLANNING COMMISSION

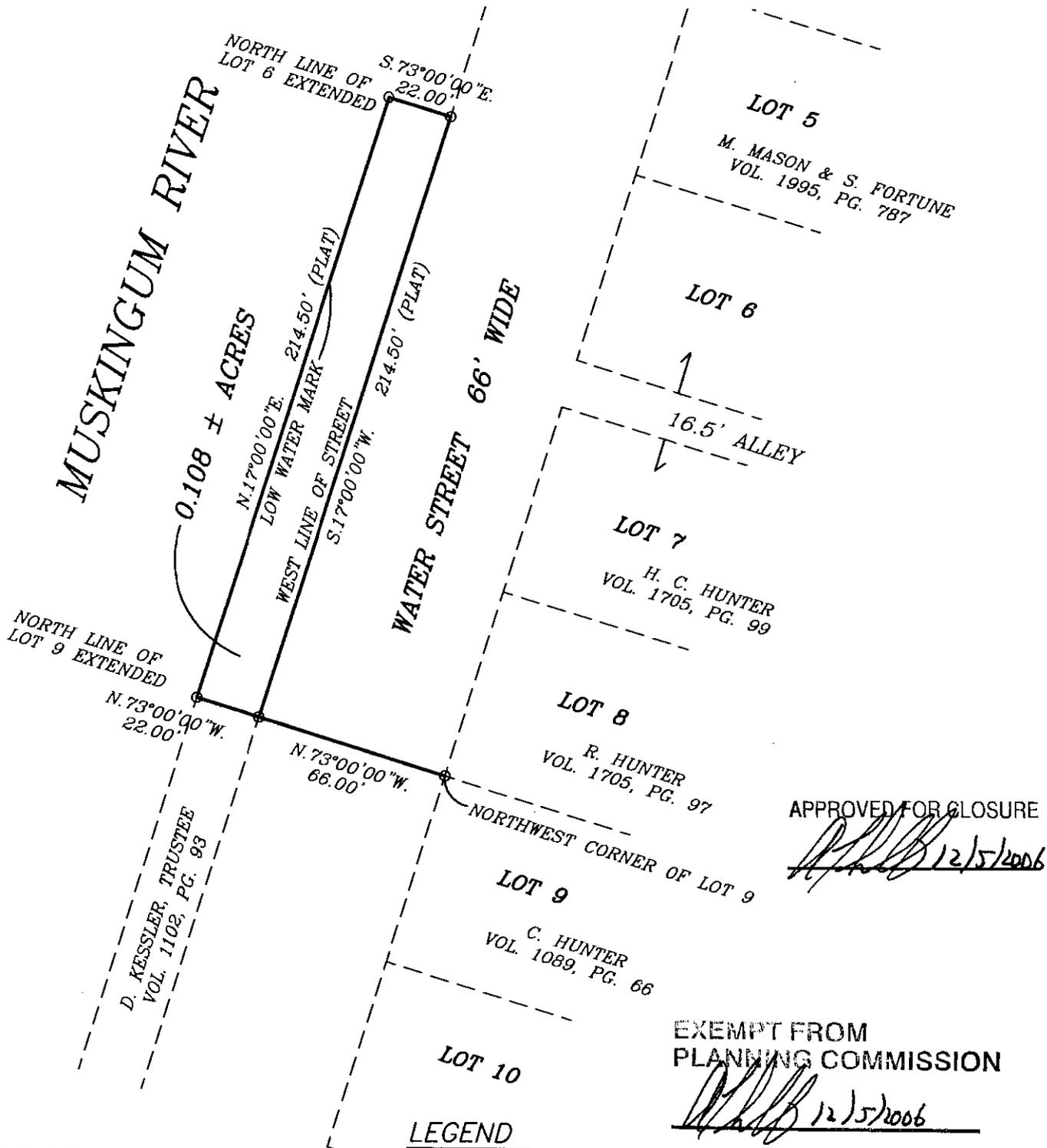
MJB 12/5/2006

SURVEY FOR DAVE KESSLER

New parcel # assigned 06-06-42-02-60-000

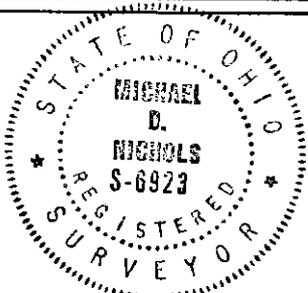
BEING A TRACT OF LAND WEST OF WATER STREET IN GAYSPORT AS SHOWN IN DEED VOLUME 17, PAGE 432-433 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN SECTION 20, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS PLAT OF THE TOWN OF GAYSPORT.



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND TO BE CORRECT AS PREPARED BY ME FROM EXISTING DEED RECORDS, THIS 15th DAY OF NOVEMBER 2006.

OFFICE COPY
NOTICE TO RECORD
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT 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: biedenbach@ee.net

DRAWN BY: MDN

DATE: 11-15-06

SCALE: 1"=50'

CHECKED BY: MDN

JOB NO: 5258

DRAWING NO:
C:\JOB\FOLDER\5258

Biedenbach Surveying, Inc.

3010 East Pike
Zanesville, OH 43701

Surveying and Mapping

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email:BEI@rohio.com Fax (740) 450-1000

**SURVEY FOR DAVE KESSLER
VACATION OF A PART OF WATER STREET, TOWN OF GAYSPORT
VACATED PORTION OF STREET TO BE COMBINED WITH EXISTING PARCELS:
AUDITOR PARCEL NUMBER 06-06-42-02-60-000 (0.163 ACRES)
AUDITOR PARCEL NUMBER 06-06-42-02-19-001 (0.100 ACRES)**

BEING A PART OF WATER STREET IN THE TOWN OF GAYSPORT (DEED VOLUME 17, PAGE 432-433 OF THE MUSKINGUM COUNTY DEED RECORDS), SITUATED IN SECTION 20, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF LOT 6 OF THE ABOVE SAID TOWN OF GAYSPORT;

THENCE WITH THE NORTH LINE OF SAID LOT 6 (SOUTH LINE OF LOT 5-EXTENDED), NORTH 73 DEGREES 00 MINUTES 00 SECONDS WEST 33.00 FEET TO AN IRON PIN SET IN THE CENTER OF WATER STREET, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE SAID CENTERLINE, SOUTH 17 DEGREES 00 MINUTES 00 SECONDS WEST 346.50 FEET (BY PLAT) TO A MAG NAIL SET;

THENCE LEAVING THE SAID CENTERLINE AND WITH THE NORTH LINE OF HENDERSON STREET (SOUTH LINE OF LOT 10-EXTENDED), NORTH 73 DEGREES 00 MINUTES 00 SECONDS WEST 33.00 FEET TO A POINT ON THE WEST LINE OF WATER STREET;

THENCE WITH THE SAID WEST LINE, NORTH 17 DEGREES 00 MINUTES 00 SECONDS EAST 346.50 FEET (PLAT) TO A POINT ON THE NORTH LINE OF LOT 6 (EXTENDED);

THENCE WITH THE SAID EXTENDED NORTH LINE, SOUTH 73 DEGREES 00 MINUTES 00 SECONDS EAST 33.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.263 ACRES (TOTAL). SUBJECT TO ALL APPLICABLE EASEMENTS.

THE BEARINGS ARE BASED ON THE PREVIOUS PLAT OF GAYSPORT-DEED VOLUME 17, PAGE 432-433)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIPTION TO BE CORRECT AS PREPARED BY ME FROM A FIELD SURVEY COMPLETED BY ME ON THE 11th DAY OF OCTOBER 2010, THIS 18TH DAY OF NOVEMBER 2010.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6823



M.D.N. 12/2/10

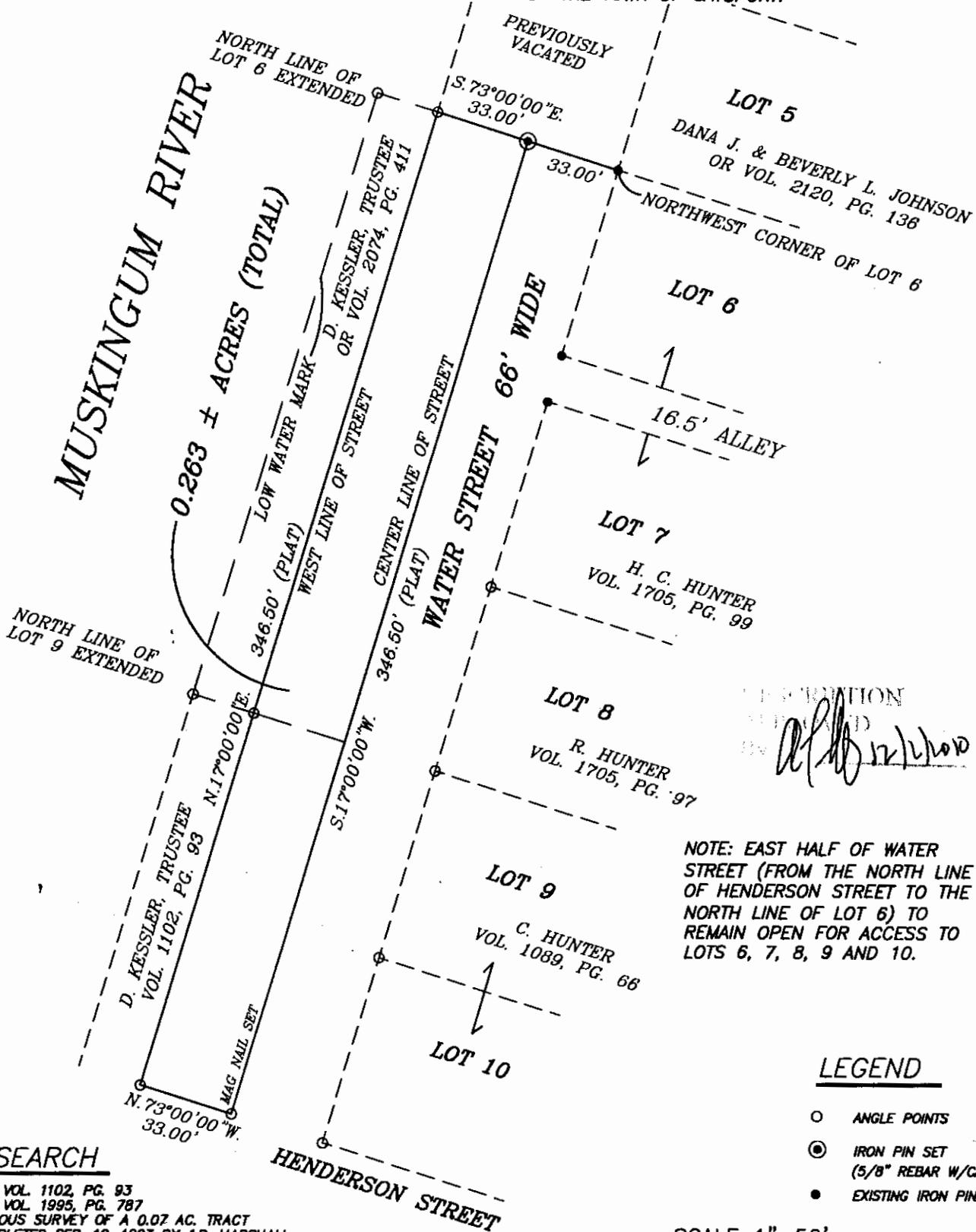
SURVEY FOR DAVE KESSLER

VACATED PORTION OF STREET TO BE COMBINED WITH EXISTING PARCELS:
 AUDITOR PARCEL NUMBER 06-06-42-02-60-000 (0.163 ACRES)
 AUDITOR PARCEL NUMBER 06-06-42-02-19-001 (0.100 ACRES)



SURVEY PLAT OF VACATION OF A PART OF WATER STREET, BEING THE WEST HALF OF WATER STREET (FROM THE SOUTH LINE OF LOT 5 EXTENDED TO THE NORTH LINE OF HENDERSON STREET) IN GAYSPORT AS SHOWN IN DEED VOLUME 17, PAGE 432-433 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN SECTION 20, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS PLAT OF THE TOWN OF GAYSPORT.

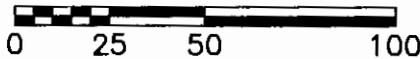


NOTE: EAST HALF OF WATER STREET (FROM THE NORTH LINE OF HENDERSON STREET TO THE NORTH LINE OF LOT 6) TO REMAIN OPEN FOR ACCESS TO LOTS 6, 7, 8, 9 AND 10.

LEGEND

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

SCALE 1"=50'



RESEARCH

DEED VOL. 1102, PG. 93
 DEED VOL. 1995, PG. 787
 PREVIOUS SURVEY OF A 0.07 AC. TRACT
 COMPLETED SEP. 10, 1993 BY J.R. MARSHALL
 PS 5307
 PREVIOUS SURVEY OF A 0.576± AC. TRACT
 COMPLETED AUG. 2003 BY D.E. BINKLEY PS 7879
 MUSKINGUM COUNTY GIS AND TAX MAPS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY IS CORRECT AS PREPARED BY ME, FROM A FIELD SURVEY COMPLETED BY ME ON THE 11th DAY OF OCTOBER, 2010, THIS 8th DAY OF NOVEMBER, 2010.

[Signature]
 MICHAEL D. NICHOLS
 REGISTERED SURVEYOR #692



OFFICE COPY
 NOT RECORDED

BIEDENBACH SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
 phone: 740-453-4850, fax: 740-450-1000, email: bledenbach@ee.net

DRAWN BY: MDN	DATE: 11-15-06	SCALE: 1"=50'
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