

# BISCHOFF MILLER & ASSOCIATES, LLC

Consulting Engineers & Surveyors

## DESCRIPTION OF THE 19.999 ACRES TO BE ANNEXED FROM CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO INTO THE VILLAGE OF DRESDEN, MUSKINGUM COUNTY, OHIO

Situated in the Silliman tract in the First Quarter of Township Three, Range Eight, U.S. Military Lands, Township of Cass, County of Muskingum, State of Ohio, and starting at the southeast corner of Megan R. Baker property as described in Deed Book 1865, page 364 of the Muskingum County Recorder's Office, said point is also the southeast corner of the Nancy J. Stevens property that was excepted out of the Baker property as described in said Recorder's Records, Deed Book 1108, page 397, and was formerly the center of a bridge over the Wakatomika Creek, and proceeding North 87°26" West, 100.00 feet along the south property line of the Nancy J. Stevens property, said point being on the corporation line of the Village of Dresden and at the center of Wakatomika Creek and the southwest corner of the Stevens property and being the True Point of Beginning;

thence North 88°46'23" West, 137.65 feet to the southwest corner of the Baker property, said point being on the corporation line of the Village of Dresden in the center of the Wakatomika Creek;

thence North 03°23'05" West, 436.60 feet along the west property line of the Baker property to a point in the east brim of the old canal, passing an iron pin set at 65.13 feet, said point being the northwest corner of the Baker property and the southwest corner of the Kullman property, with an axle found North 82°21'23" East, 27.02' of said property corner, and continuing North 03°23'05" West, 289.40 feet along the west property line of the Michael K. and Kimberlin M. Kullman property as described in said Recorder's Records, Deed Book 1089, page 161 to a point in the south line of Lot 5 of the George Adams Subdivision of record in Plat Book 2, page 6 of said Recorder's Records, said point being marked by a found axle in a 2003 survey for the property described in said Recorder's Records, Deed Book 1807, page 702;

thence North 22°21'59" East, 109.01 feet to a point in the center of Bottom Road; passing an iron pin at 80.02 feet along the property line of Keith and Lori Cody as described in said Recorder's Records, Deed Book 1858, page 185.

thence North 53°27'51" East, 20.00 feet to a point in the Madison Cass LLC property as described in said Recorder's Records, Deed Book 1807, page 729; thence North 36°32'09" West 100.45 feet in the Madison Cass LLC property as described in said Recorder's Records, Deed Book 1807, page 729 and 720 and North 37°32'40" West, 44.83 feet in the Madison Cass LLC property as described in said Recorder's Records, Deed Book 1807, page 720.

thence North 38°54'40" West, through Madison Cass LLC property as described in said Recorder's Records, Deed Book 1807, page 720, 723, and 726 and Cass Sewer and Water LLC as described in said Recorder's Records, Deed Book 1807, page 708, 289.82 feet to a point in the west property line of the Cass Sewer and Water LLC property being the west line of Lot 5 and

the centerline of abandoned railroad, said point being 20.00 feet northeast of the centerline of Bottom Road;

thence North 12°25'31" East, 729.37 feet along the west property line of the Cass Sewer and Water LLC property to a found iron pin at the northwest corner of said property;

thence South 72°30'00" East, 878.59 feet along the north line of Cass Sewer and Water property and the Madison Cass property, as described in said Recorder's Records, Deed Book 1807, page 729 to an iron pin at the west right-of-way line of Dresden Road, passing an iron pin at 385.18 feet;

thence South 17°30'25" West, 835.49 feet along the Dresden Road west right-of-way line to a point in the north line of the James Wilbur property as described in said Recorder's Records, Deed Book 756, page 108, and the south line of the Madison Cass property;

thence North 72°29'55" West, 279.63 feet passing an iron pin at 39.05 feet along the north line of the Wilbur property to a found axle at the northwest corner of said property;

thence South 00°37'21" West, 201.37 feet along the west line of the Wilbur property to a found axle on the southwest corner of the Wilbur property;

thence North 87°29'55" West, 64.81 feet to a point, said point being the northeast corner of the Kullman property as described in said Recorder's Records, Deed Book 1089, page 161;

thence South 06°29'57" East, 35.14 feet as described in said Recorder's Records, Deed Book 1807, page 699 in the eastern line of the Kullman property, to a point in the centerline of Bottom Road.

thence South 06°29'57" East along the eastern line of the Kullman property, 218.55' to an iron pin set at the southeast corner of the Kullman property and the northeast corner of the Baker property;

thence continue South 06°29'57" East along the Baker property, 102.99 feet to a found iron pin in the northeast corner of the Stevens property;

thence South 88°30'03" West, 85.00 feet to the northwest corner of the Stevens property;

thence South 04°13'33" East, 363.39 feet to the southwest corner of the Stevens property and the southeast corner of the Baker property with the Stevens property excepted out, passing a set iron pin at 305.77 feet, said point being the point of beginning containing 20.77 acres more or less and subject to all easements, conditions, restrictors, covenants, and provisions of record.

~~OFFICE COPY~~  
~~NOT RECORDABLE~~  
*Edward A. Bischoff* *APR 25 Jan 2012*

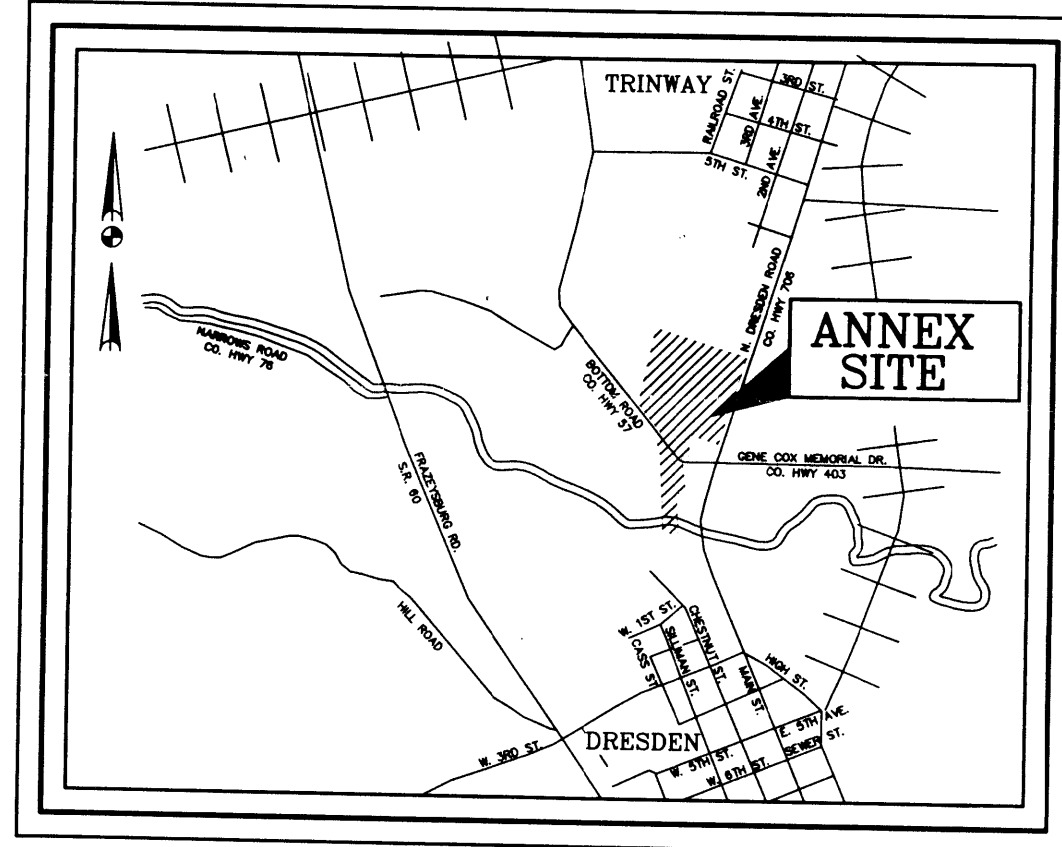
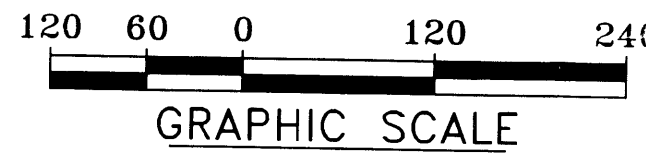
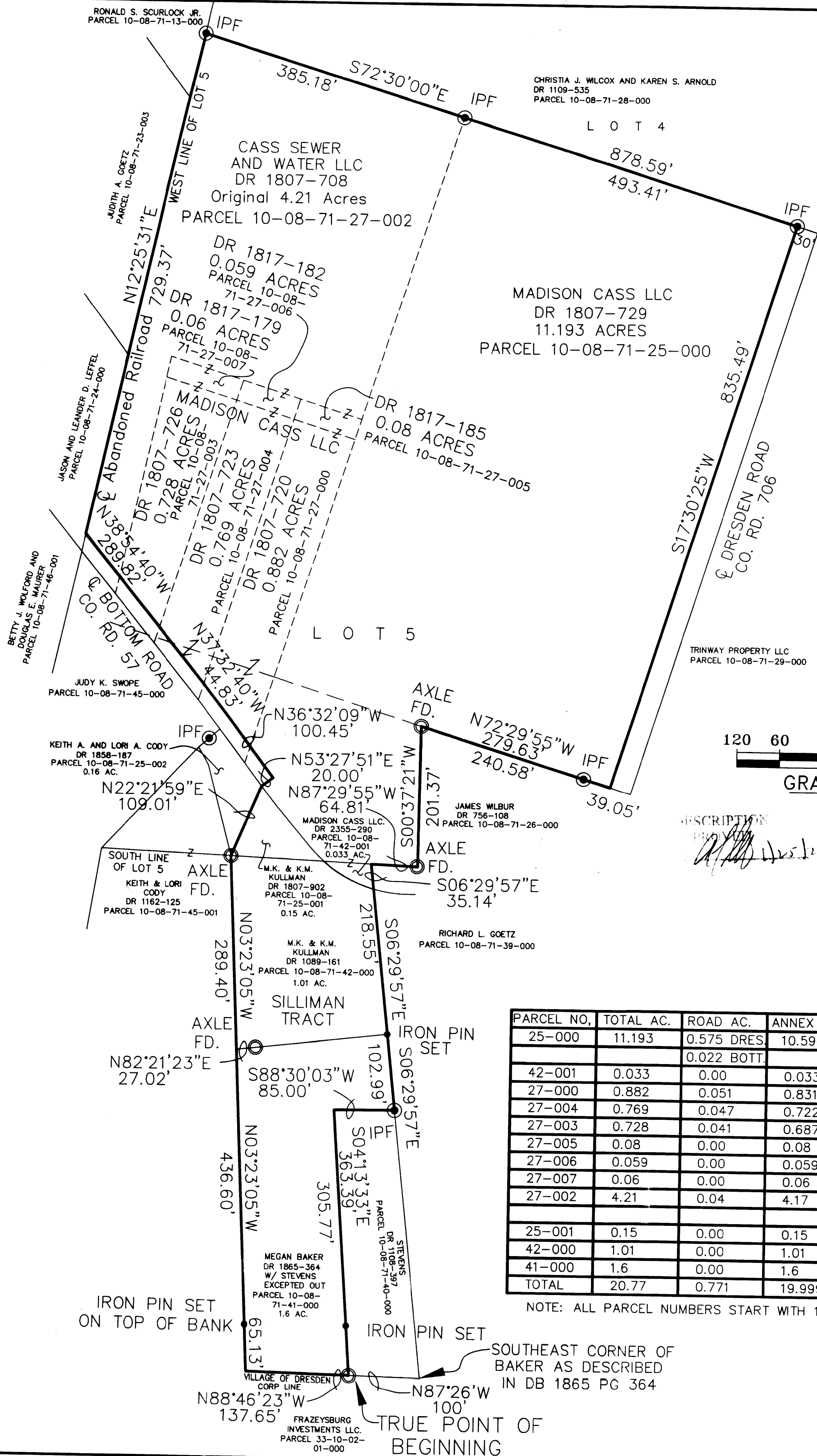
Edward A. Bischoff, P.S. #5206

Date

DESCRIPTION  
APPROVED  
By: *[Signature]* *1/25/12*



FIRST QUARTER, TOWNSHIP 3, RANGE 8,  
U.S. MILITARY LANDS,  
CASS TWP., MUSKINGUM COUNTY, OHIO  
**ANNEXATION MAP FOR THE 19.999 AC.  
ANNEXED FROM CASS TOWNSHIP,  
MUSKINGUM COUNTY, OHIO  
INTO THE VILLAGE OF DRESDEN,  
MUSKINGUM COUNTY, OHIO**



**LOCATION MAP**

PARCEL NO.	TOTAL AC.	ROAD AC.	ANNEX AC.	OWNER	ADDRESS
25-000	11.193	0.575 DRES. 0.022 BOTT.	10.596	MADISON CASS LLC	PO BOX 684 NEWARK, OHIO 43058
42-001	0.033	0.00	0.033	MADISON CASS LLC	PO BOX 684 NEWARK, OHIO 43058
27-000	0.882	0.051	0.831	MADISON CASS LLC	PO BOX 684 NEWARK, OHIO 43058
27-004	0.769	0.047	0.722	MADISON CASS LLC	PO BOX 684 NEWARK, OHIO 43058
27-003	0.728	0.041	0.687	MADISON CASS LLC	PO BOX 684 NEWARK, OHIO 43058
27-005	0.08	0.00	0.08	MADISON CASS LLC	PO BOX 684 NEWARK, OHIO 43058
27-006	0.059	0.00	0.059	MADISON CASS LLC	PO BOX 684 NEWARK, OHIO 43058
27-007	0.06	0.00	0.06	MADISON CASS LLC	PO BOX 684 NEWARK, OHIO 43058
27-002	4.21	0.04	4.17	CASS SEWER AND WATER LLC	PO BOX 684 NEWARK, OHIO 43058
25-001	0.15	0.00	0.15	MIKE & KIM KULLMAN	11965 BOTTOM RD DRESDEN, OHIO 43821
42-000	1.01	0.00	1.01	MIKE & KIM KULLMAN	11965 BOTTOM RD DRESDEN, OHIO 43821
41-000	1.6	0.00	1.6	MEGAN BAKER	11955 BOTTOM RD DRESDEN, OHIO 43821
TOTAL	20.77	0.771	19.999		

NOTE: ALL PARCEL NUMBERS START WITH 10-08-71.

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 5 BEING NORTH 87°30'00" WEST AS SHOWN IN SAID PLAT BOOK 2 PAGE 6.

**CERTIFICATION OF SURVEYOR**

I HEREBY CERTIFY THAT THE ANNEXATION PLAN WAS PREPARED FROM AN ACTUAL SURVEY OF THE LANDS IN ACCORDANCE WITH CHAPTER 4733.37 OF THE ADMINISTRATIVE CODE.



Edward A. Bischoff PEPS  
EDWARD A. BISCHOFF REGISTERED SURVEYOR NO.S-5206 DATE 25 Jan 2012

**BISCHOFF MILLER & ASSOCIATES, LLC**  
Consulting Engineers & Surveyors  
80 D GRACE DRIVE POWELL, OHIO 43065  
PHONE: (614)361-6794 FAX: (614)781-1201

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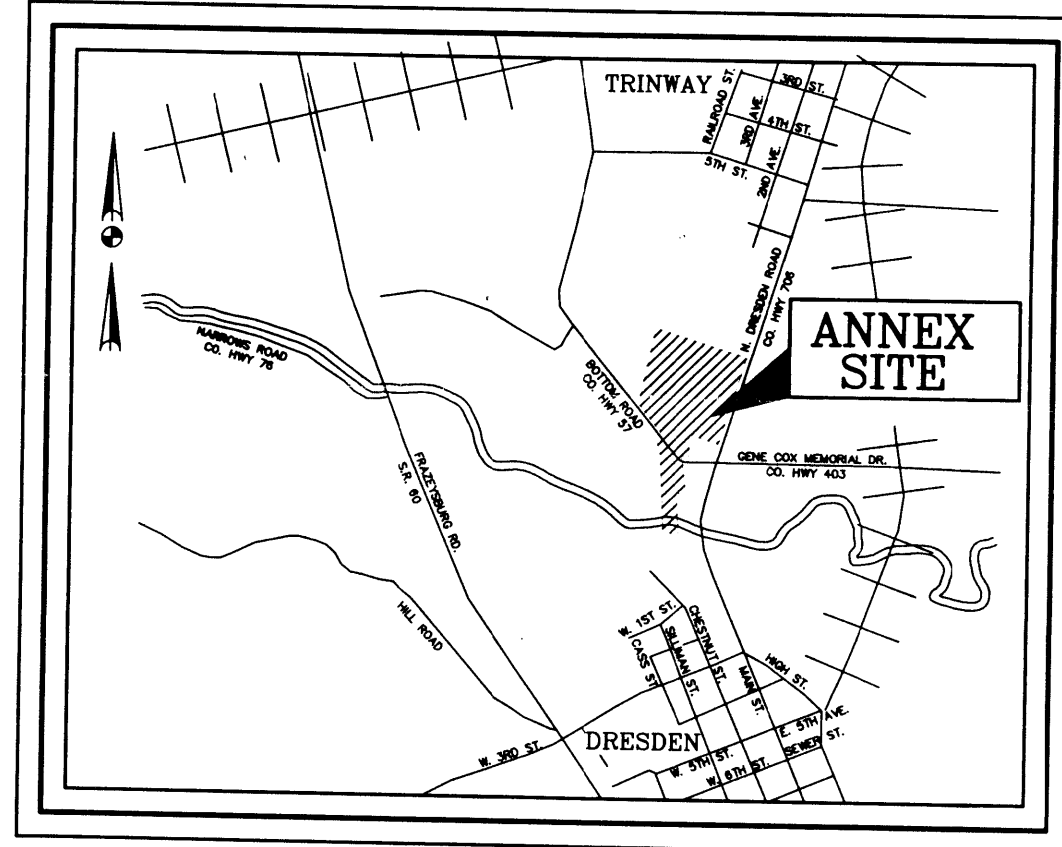
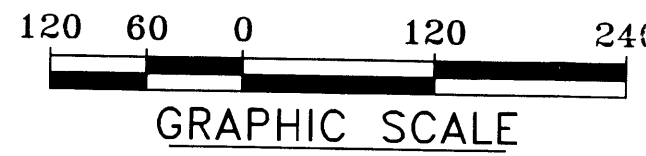
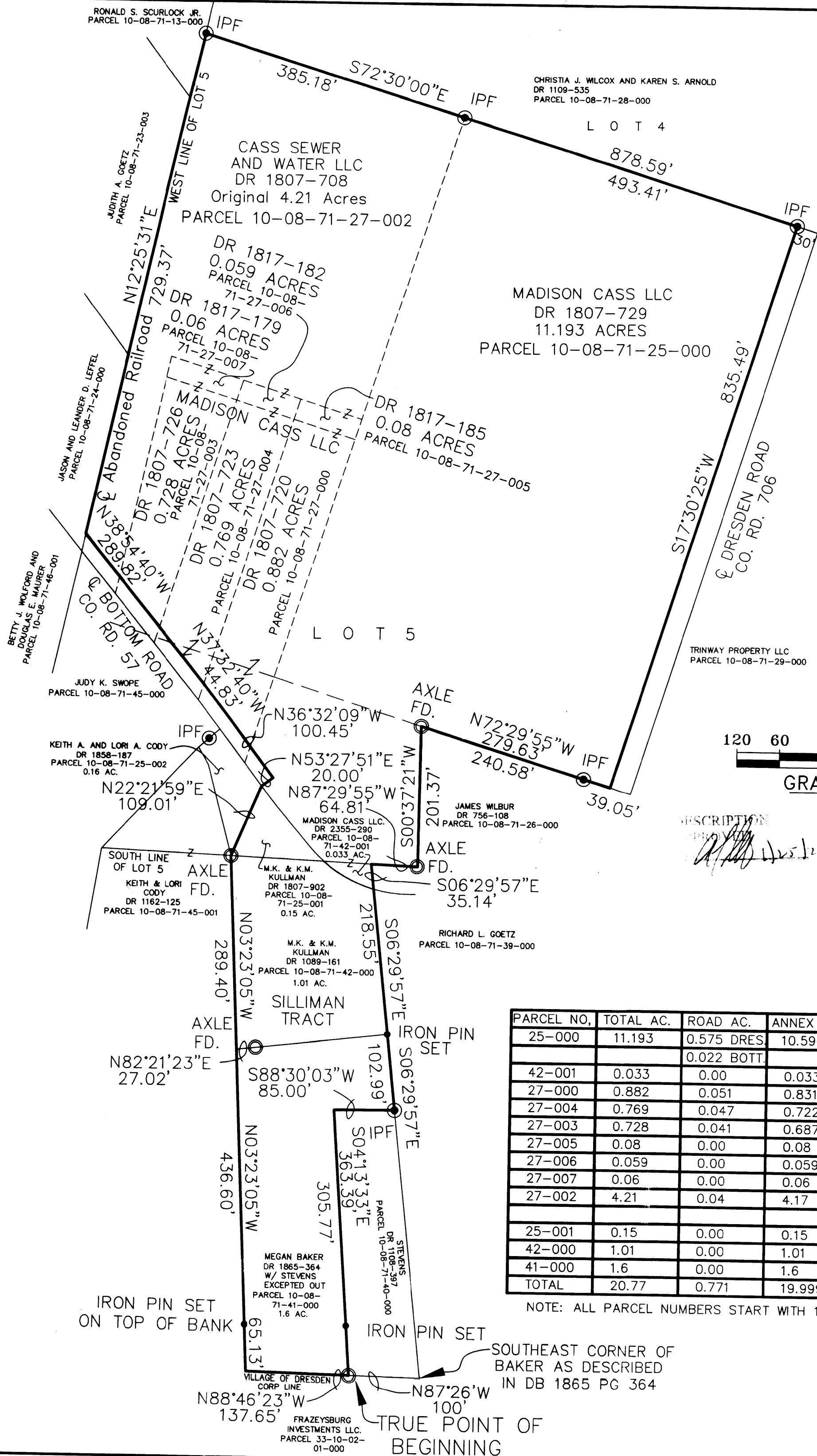
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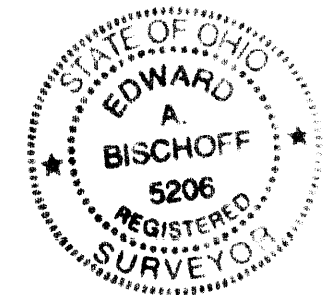
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EDWARD A. BISCHOFF REGISTERED SURVEYOR NO.S-5206  
DATE 25 Jan 2012

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Consulting Engineers & Surveyors  
80 D GRACE DRIVE POWELL, OHIO 43065  
PHONE: (614)361-6794  
FAX: (614)781-1201

Revised January 2, 2013

Description of 0.194 acres for a Sanitary Sewer Lift Station

Situated in the State of Ohio, County of Muskingum, Village of Dresden, and being a part of the First Quarter, Township 3 North, Range 8 West of the United States Military Lands, and being 0.161 acres out of a 11.193 acre tract as conveyed to Madison Cass LLC as recorded in DV 1807, Pg. 729, and being all of a 0.033 acre tract as conveyed to Madison Cass LLC as recorded in DV 2355, Pg. 290, Muskingum County Recorder's Office, Muskingum County Ohio, containing 0.194 acres and being further described as follows:

Beginning, for Reference, at a spike found marking the southeast corner of Lot 5 of the George Adams Subdivision of record in Plat Book 2, page 6 of said Recorder's Records, and being the centerline intersection of Dresden Road – County Road 706 (50' wide) and Bottom Road – County Road 57 (40' wide);

thence North  $87^{\circ}29'55''$  West, 260.03 feet on the southerly line of said Lot 5 and the south line of a 1.05 acre tract as conveyed to James Wilbur (DR. 756-108), to a point, said point being referenced by a found axel located 0.97' west and 0.21 feet north, said point being the True Place of Beginning for the herein described 0.194 acre tract;

thence North  $87^{\circ}29'55''$  West, 63.98 feet on the southerly line of said Lot 5 and the south line of said 11.193 acre tract, to an iron pin set, said iron pin being the northeast corner of said 0.033 acre tract;

thence South  $04^{\circ}18'47''$  East, 34.45 feet, along the east line of said 0.033 acre tract, to a Mag Nail set in the centerline of said Bottom Rd. pavement;

thence along a curve to the right having a radius of 181.23' a delta angle of  $25^{\circ}26'19''$  an arc length of 80.46' a chord bearing and distance of North  $62^{\circ}07'17''$  West 79.80', along the north line of a 1.04 acre tract as conveyed to Michael k. & Kimberlin M. Kullman as recorded in DV 1089, Pg. 161, to a Mag Nail set

thence along a curve to the right having a radius of 182.15' a delta angle of  $09^{\circ}27'42''$  an arc length of 30.08' a chord bearing and distance of North  $44^{\circ}38'49''$  West, 30.05 feet, to a Mag Nail set, along the south line of said 11.193 acre tract, being the north line of a 0.154 acre tract (deed) as conveyed to Michael K. & Kimberlin M. Kullman as recorded in DR 1807, Pg. 702;

Description of 0.194 acres continued

thence North 50°22'51" East 45.00 feet, crossing said 11.193 acre tract, along a new division line, to an iron pin set;

thence South 87°10'48" East 119.02 feet, to an iron pin set in a east line of said 11.193 acre tract, being the west line of said 1.05 acre tract;

Thence South 00°37'21" West 50.00 feet, to the Place of Beginning, containing 8439 square feet, or 0.194 acres, more or less,

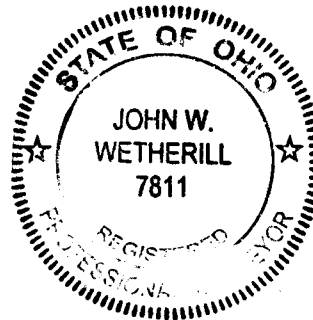
Being all of 0.033 acres of Auditor's Parcel Number 10-08-71-42-001.

Being 0.161 acres out of Auditor's Parcel Number 10-08-71-25-000.

Bearings are based on the South line of Lot 5 being North 87°29'55" West. All references to documents are recorded in the Muskingum County Recorder's Office. Iron pins set are 5/8" rebar, 30" long with yellow plastic cap stamped "J & J Surveying". This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill in November 2011.

**OFFICE COPY**  
*[Signature]* 1/2/13  
**NOT RECORDABLE** Date

DESCRIPTION  
APPROVED  
By: *[Signature]* 1/2/13





# SPLIT FOR SANITARY SEWER LIFT STATION

