

# Biedenbach Surveying, Inc

301D East Pike  
Zanesville, OH 43701

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

MILDRED GRAY  
PARCEL NUMBER 10-10-25-01-08-000 (PART)  
TO BE COMBINED WITH 10-10-25-01-06-000

BEING A PART OF QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 7, OF THE UNITED STATES MILITARY LANDS, CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE COSHOCTON AND MUSKINGUM COUNTY LINE AT THE NORTHWEST CORNER OF QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 7;

THENCE WITH THE NORTH LINE OF THE SAID QUARTER TOWNSHIP, SOUTH 86 DEGREES 46 MINUTES 42 SECONDS EAST 333.61 FEET TO A POINT, SAID POINT BEING SOUTH 02 DEGREES 16 MINUTES 23 SECONDS EAST 100.89 FEET FROM AN EXISTING IRON PIN (3/8 INCH PIPE);

THENCE LEAVING SAID TOWNSHIP LINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO M. W. AND K. A. DENSLOW (DEED VOLUME 1668, PAGE 474 OF THE MUSKINGUM COUNTY DEED RECORDS) AND TRAVERSING INTO A TRACT CONVEYED TO THE GRAY FARM PARTNERSHIP (VOLUME 781, PAGE 282), SOUTH 02 DEGREES 16 MINUTES 23 SECONDS EAST 54.65 FEET TO A POINT IN THE CENTER OF TOBACCO HILL ROAD (CASS TOWNSHIP ROAD 481), PASSING EXISTING IRON PINS (3/8 INCH PIPE) AT 0.11 FEET AND AT 4.05 FEET AND AN IRON PIN SET AT 29.65 FEET;

THENCE CONTINUING INTO THE SAID GRAY FARM TRACT AND WITH THE CENTER OF SAID ROAD THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 72 DEGREES 44 MINUTES 52 SECONDS EAST 14.27 FEET TO A POINT;
2. SOUTH 66 DEGREES 40 MINUTES 41 SECONDS EAST 94.58 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND CONTINUING THROUGH THE GRAY FARM TRACT, SOUTH 19 DEGREES 42 MINUTES 28 SECONDS WEST 0.87 FEET TO A POINT AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO T. E. FRY, (DEED VOLUME 1558, PAGE 400), SAID POINT BEING NORTH 19 DEGREES 42 MINUTES 28 SECONDS EAST 20.00 FEET FROM AN IRON PIN SET;

THENCE WITH THE NORTH LINE OF THE SAID FRY TRACT, NORTH 75 DEGREES 06 MINUTES 07 SECONDS WEST 450.59 FEET TO THE PLACE OF BEGINNING;

CONTAINING 0.290 MORE OR LESS ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOBACCO HILL ROAD (CASS TOWNSHIP ROAD 481) AND ALL 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.

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.03 MORE OR LESS ACRES TRACT COMPLETED APRIL 1988 BY G.W. JOHNSON PS 5252.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIPTION AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 16<sup>TH</sup> DAY OF APRIL, 2008, FROM A FIELD SURVEY COMPLETED THE 15<sup>TH</sup> DAY OF APRIL, 2008.

OFFICE COPY  
NOT RECORDABLE  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 69230



*Handwritten signature and date: 7/24/08*

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

*Handwritten date: 7/24/08*  
Date

Fee Paid

# SURVEY FOR MILDRED GRAY

AUDITORS PARCEL NUMBER  
10-10-25-01-08-000 (PART)  
TO BE COMBINED WITH 10-10-25-01-06-000

BEING A PART OF QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 7, OF THE UNITED STATES MILITARY LANDS, CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.03 MORE OR LESS ACRES TRACT BY G.W. JOHNSON PS 5252 (BUCKEYE LAND SURVEYING) DATED APRIL 1988 (THERESA FRY VOL. 1558, PG. 400).

Approved For Transfer

No On-Lot Sewage

Date 7/23/08

Zanesville - Muskingum Co.  
Health Department

GRAY FARM PARTNERSHIP  
VOL. 781, PG. 282  
0.290± ACRES

B.W. & M.A. POWELL  
O.R. 393 PG. 733

M.W. & K.A. DENSLOW  
O.R. 258, PG. 176

M.W. & K.A.  
DENSLOW  
VOL. 1668,  
PG. 474

COSHOCTON CO.  
MUSKINGUM CO.

SEE DETAIL 1

SEE DETAIL 2

E TOBACCO HILL RD.  
(CASS TWP. RD. 481)

D. BICE  
O.R. 79 PG. 292

1/2" PIPE

NORTHWEST CORNER OF  
QUARTER TOWNSHIP 1,  
TOWNSHIP 3, RANGE 7

S.86°46'42"E. 333.61'

N.75°08'07"W. 450.59'

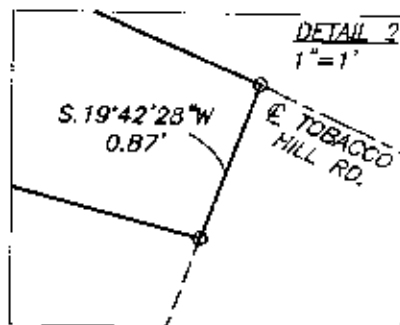
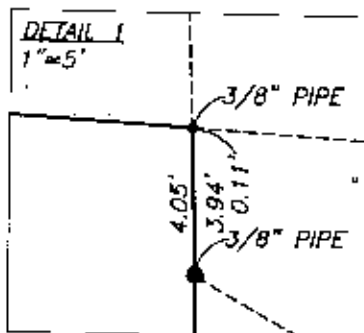
T.E. FRY  
VOL. 1558, PG. 400

GRAY FARM PARTNERSHIP  
VOL. 781, PG. 282

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
Date 7/29/08  
Fee Paid

*APB 7/22/08*

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.



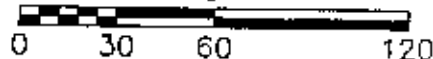
## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 1.03± AC. TRACT  
COMPLETED APRIL 1988 BY G.W. JOHNSON PS5252  
PREVIOUS SURVEY OF A 2.419± AC. TRACT  
COMPLETED FEB. 1980 BY G.W. JOHNSON PS5252  
PREVIOUS SURVEY OF A 1.32± AC. TRACT  
COMPLETED SEPT. 9, 1999 BY D.R. DAVIS PS7972  
PREVIOUS SURVEY OF A 39.937± AC. TRACT  
COMPLETED JULY 25, 2000 BY D.R. DAVIS PS7972

## LEGEND

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

SCALE 1"=60'



OFFICE COPY  
NOT RECORDABLE  
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: biederbach@ee.net

DRAWN BY: JWL

DATE: 04-16-08

SCALE: 1"=60'

CHECKED BY: MDW

JOB NO: 5349

DRAWING NO:

# Biedenbach Surveying, Inc

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Zanesville, OH 43701

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MILDRED GRAY  
PARCEL NUMBER 10-10-25-01-08-000 (PART)  
TO BE COMBINED WITH 10-10-25-01-05-000

BEING A PART OF QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 7, OF THE UNITED STATES MILITARY LANDS, CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE COSHOCTON AND MUSKINGUM COUNTY LINE AT THE NORTHWEST CORNER OF QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 7;

THENCE WITH THE NORTH LINE OF THE SAID QUARTER TOWNSHIP, SOUTH 86 DEGREES 46 MINUTES 42 SECONDS EAST 333.61 FEET TO A POINT, SAID POINT BEING SOUTH 02 DEGREES 16 MINUTES 23 SECONDS EAST 100.89 FEET FROM AN EXISTING IRON PIN (3/8 INCH PIPE);

THENCE LEAVING THE SAID TOWNSHIP LINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO M.W. & K.A. DENSLOW (VOLUME 1668, PAGE 474 OF THE MUSKINGUM COUNTY DEED RECORDS), SOUTH 02 DEGREES 16 MINUTES 23 SECONDS EAST, PASSING AN EXISTING IRON PIN (3/8 INCH PIPE) AT 0.11 FEET, A TOTAL DISTANCE OF 4.05 FEET TO AN EXISTING IRON PIN (3/8 INCH PIPE), SAID IRON PIN BEING THE PLACE OF BEGINNING FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE SOUTH LINE OF THE SAID DENSLOW TRACT, SOUTH 61 DEGREES 33 MINUTES 25 SECONDS EAST 385.77 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE), SAID IRON PIN BEING NORTH 61 DEGREES 33 MINUTES 25 SECONDS WEST 93.69 FEET FROM AN EXISTING STONE;

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO E.R. III AND D.E. COX (VOLUME 978, PAGE 298), SOUTH 28 DEGREES 26 MINUTES 17 SECONDS WEST 22.86 FEET TO A POINT IN THE CENTER OF TOBACCO HILL ROAD (CASS TOWNSHIP ROAD 481), SAID POINT BEING NORTH 28 DEGREES 26 MINUTES 17 SECONDS EAST 24.36 FEET FROM AN IRON PIN SET;

THENCE WITH THE CENTER OF SAID ROAD AND TRAVERSING INTO A TRACT CONVEYED TO THE GRAY FARM PARTNERSHIP (VOLUME 781, PAGE 282) THE FOLLOWING FIVE COURSES AND DISTANCES:

1. NORTH 62 DEGREES 09 MINUTES 00 SECONDS WEST 71.57 FEET TO A POINT;
2. NORTH 63 DEGREES 55 MINUTES 10 SECONDS WEST 96.92 FEET TO A POINT;
3. NORTH 64 DEGREES 46 MINUTES 46 SECONDS WEST 83.45 FEET TO A POINT;
4. NORTH 66 DEGREES 40 MINUTES 41 SECONDS WEST 94.58 FEET TO A POINT;
5. NORTH 72 DEGREES 44 MINUTES 52 SECONDS WEST 14.27 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND CONTINUING THROUGH THE SAID GRAY FARM TRACT, NORTH 02 DEGREES 16 MINUTES 23 SECONDS WEST 50.60 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 25.00 FEET;

CONTAINING 0.258 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOBACCO HILL ROAD (CASS TOWNSHIP ROAD 481) AND ALL OTHER APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.03 MORE OR LESS ACRES TRACT COMPLETED APRIL 1988 BY G.W. JOHNSON PS 5252.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIPTION AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 16<sup>TH</sup> DAY OF APRIL, 2008, FROM A FIELD SURVEY COMPLETED THE 15<sup>TH</sup> DAY OF APRIL, 2008.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR



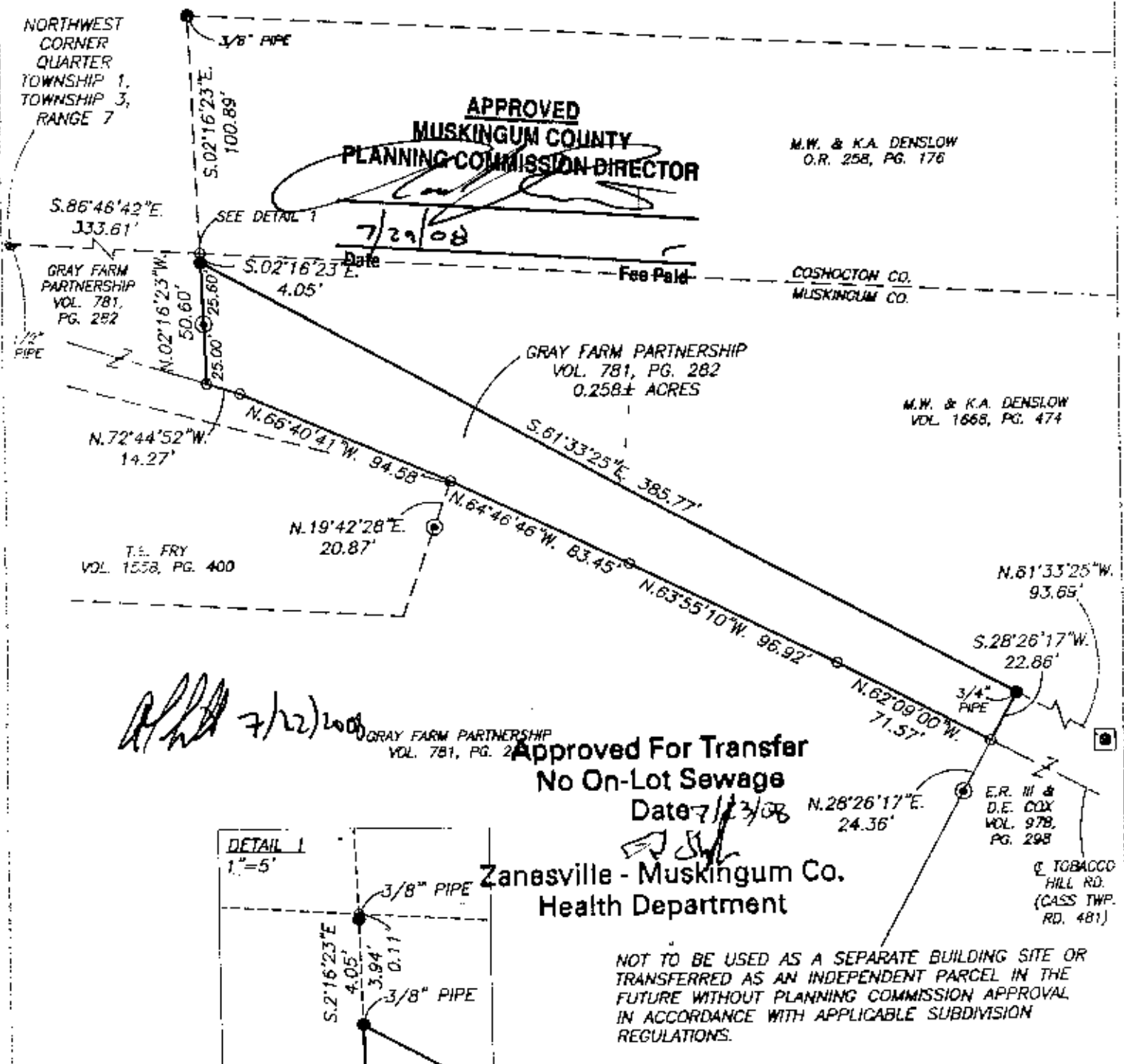
**APPROVED**  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
7/27/08  
Date: 7/22/08  
Fee Paid

# SURVEY FOR MILDRED GRAY

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MILITARY LANDS, CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.03 MORE OR LESS ACRES  
TRACT BY G.W. JOHNSON PS 5252 (BUCKEYE LAND SURVEYING) DATED APRIL 1988  
(THERESA FRY VOL. 1558, PG. 400).



**RESEARCH**  
DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 1.03± AC. TRACT  
COMPLETED APRIL 1988 BY G.W. JOHNSON PS5252  
PREVIOUS SURVEY OF A 2.419± AC. TRACT  
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PREVIOUS SURVEY OF A 39.937± AC. TRACT  
COMPLETED JULY 25, 2000 BY D.R. DAVIS PS7972

**LEGEND**  
● EXISTING IRON PIN  
⊙ IRON PIN SET  
(5/8" REBAR W/CAP)  
○ ANGLE POINTS  
⊠ STONE FOUND

**SCALE 1"=60'**  
0 30 60 120

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 6th DAY OF APRIL, 2008.

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

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923



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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@bc.net

**DRAWN BY: JML** **DATE: 04-16-08** **SCALE: 1"=60'**  
**CHECKED BY: MDN** **JOB NO: 5349** **DRAWING NO: 10-10-25-01-08-000**