

17-54-04-03-001 PS

E. G. MOORE AND M. RILEY  
VOLUME 1023, PAGE 216  
AUDITORS PARCEL NUMBER 17-17-54-04-03-001 (PART)

BEING A PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 8, OF  
THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM  
COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (AXLE) AT THE SOUTHEAST  
CORNER OF LOT NUMBER ONE OF DILLON FALLS DRIVE SUBDIVISION AS  
RECORDED IN PLAT BOOK 8, PAGE 20 OF THE MUSKINGUM COUNTY PLAT  
RECORDS; THENCE NORTH 88 DEGREES 10 MINUTES 58 SECONDS EAST  
103.50 FEET, ALONG THE SOUTH LINE OF A 1.994 MORE OR LESS  
ACRE TRACT CONVEYED TO J. T. AND M. L. GREAR BY DEED RECORDED  
IN VOLUME 556, PAGE 122 OF THE MUSKINGUM COUNTY DEED RECORDS,  
TO AN EXISTING RAILROAD SPIKE, SAID POINT BEING THE PLACE OF  
BEGINNING OF THIS DESCRIPTION; THENCE WITH THE EAST LINE OF  
SAID GREAR TRACT, NORTH 01 DEGREES 32 MINUTES 32 SECONDS  
WEST 254.40 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR),  
SAID POINT BEING 66.28 FEET RIGHT OF CENTERLINE STATION 51+00  
OF STATE ROUTE 146 (1958 SURVEY); THENCE CONTINUING WITH THE  
SAID EAST LINE, NORTH 01 DEGREES 41 MINUTES 29 SECONDS WEST  
232.37 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID EAST  
LINE, NORTH 88 DEGREES 20 MINUTES 04 SECONDS EAST 109.11 FEET  
TO A POINT IN THE CENTER OF S.R. 146 (1958 SURVEY), PASSING  
AN IRON PIN SET AT 49.25 FEET; THENCE SOUTH 08 DEGREES 30  
MINUTES 00 SECONDS WEST 515.15 FEET ALONG THE CENTER OF SAID  
SR 146 (1958 SURVEY) TO A POINT IN THE CENTER OF THE OLD SR  
146 (KEARNS DRIVE); THENCE WITH THE CENTER OF THE OLD SR 146,  
SOUTH 32 DEGREES 40 MINUTES 22 SECONDS WEST 33.21 FEET TO A  
POINT; THENCE LEAVING THE SAID CENTER, NORTH 01 DEGREES 32  
MINUTES 32 SECONDS WEST 47.72 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.748 MORE OR LESS ACRES. SUBJECT TO ALL LEGAL  
ROAD RIGHT-OF-WAY OF SR 146 AND ALL OTHER APPLICABLE  
EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC  
IDENTIFICATION CAPS (BIEDENBACH PS5718, PS6923).

BEARINGS ARE BASED ON THE CENTERLINE OF SR 146 (1958 SURVEY)  
AS RECORDED IN 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  
4TH DAY OF OCTOBER 1995.

**OFFICE COPY**  
**NOT RECORDED**  
REGISTERED SURVEYOR 15718

D3920A-7 MOORE-RILEY

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY APL:HB

11-16-95

J.D. & R. PARKER  
VOL. 1067, PG. 408

44+35  
45.00 RT



BEARINGS ARE BASED ON THE CENTERLINE  
OF S. R. 146 (1958 SURVEY) AS RECORDED  
IN THE MUSKINGUM COUNTY PLAT RECORDS.

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY

*[Signature]*

11-16-95

### LEGEND

- IRON PIN FOUND
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ▲ CONC. HIGHWAY MOMUMENT
- EXISTING AXLE

BEING A PART OF THE 4TH QUARTER OF  
TOWNSHIP 1, RANGE 8, UNITED STATES  
MILITARY LANDS, FALLS TOWNSHIP,  
MUSKINGUM COUNTY, OHIO.

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 4TH DAY OF OCTOBER, 1995.

**OFFICE COPY  
NOT RECORDABLE**

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

SCALE 1"=100'



W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(614) 453-4850

DRAWN BY:  
MDN

DATE:  
10-4-1995

SCALE:  
1"=100'

CHECKED BY:  
WJB

Plot date: 10/04/95 at 16:07  
File name: C:/ACAD12/DWG/3920

D. & H. BASH  
VOL. 480, PG. 623

VOL. 1094, PG. 231

Z.G. MOORE  
M. RILEY  
VOL. 1023, PG. 216  
2.225± ACRES

STATE ROUTE 146 (NEWARK ROAD)

47+67  
55.95 RT.

N.88°20'04"E.  
103.95'

N.88°20'04"E.  
109.11'

49.25' 59.86'

CARE ONE PROPERTY  
ENTERPRISE INC.  
VOL. 1094, PG. 231

N.01°41'29"W. 232.37'

VOL. 1023, PG. 216  
0.748 ± ACRES

515.15'

51+00  
66.28'RT.

S.08°30'00"W.

N.01°32'32"W. 302.12'

254.40'

47.72'

OLD S.R. 146  
(KEARNS DRIVE)

S.32°40'22"W.  
33.21'

N.88°10'58"E.  
103.50'

R.R. SPK.

SOUTHEAST COR.  
LOT 1

DILLON FALLS DRIVE No. 1  
PLAT BOOK 8 PG. 20

487.04'

N.01°39'56"W.

100.03

100.62

PARCEL No. 17-17-54-04-03-001 (PART)

W. J. BIEDENBACH AND ASSOCIATES  
SURVEYING AND MAPPING  
3120 LISA LANE, ZANESVILLE, OHIO 43701  
(614)453-4850

DESCRIPTION FOR CONVEYANCE

BEING PART OF A 23.12 MORE OR LESS ACRE TRACT CONVEYED TO H. KEARNS IN DEED VOLUME 641 PAGE 128 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE 4TH QUARTER OF TOWNSHIP 1, RANGE 8, UNITED STATES MILITARY LANDS, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE 4TH QUARTER OF TOWNSHIP 1, SAID POINT BEING SOUTH 86 DEGREES 53 MINUTES 29 SECONDS EAST 545.10 FEET (BY DEED) FROM THE NORTHWEST CORNER OF SAID 4TH QUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A 5.68 MORE OR LESS ACRE TRACT RECORDED IN VOLUME 449 PAGE 367 AND ALSO THE NORTHWEST CORNER OF A 23.12 MORE OR LESS ACRE TRACT CONVEYED TO H. KEARNS IN DEED VOLUME 641 PAGE 128 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE SOUTH 01 DEGREE 41 MINUTES 29 SECONDS EAST 1164.50 FEET (BY DEED) TO A POINT MARKED BY AN EXISTING AXLE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 5.68 MORE OR LESS ACRE TRACT, SAID POINT ALSO BEING THE PLACE OF BEGINNING OF THIS TRACT; THENCE NORTH 47 DEGREES 14 MINUTES 47 SECONDS EAST 270.34 FEET TO A POINT IN THE PROPOSED CENTERLINE OF STATE ROUTE 146 (1958 SURVEY), PASSING A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR) AT 222.02 FEET; THENCE ALONG SAID PROPOSED CENTERLINE OF STATE ROUTE 146 (1958 SURVEY) SOUTH 08 DEGREES 30 MINUTES 00 SECONDS WEST 1050.53 FEET TO A POINT IN THE PROPOSED CENTERLINE OF STATE ROUTE 146, SAID POINT ALSO BEING IN THE CENTERLINE OF OLD STATE ROUTE 146; THENCE ALONG THE CENTERLINE OF THE OLD STATE ROUTE 146 SOUTH 32 DEGREES 40 MINUTES 22 SECONDS WEST 33.21 FEET TO A POINT IN THE CENTERLINE OF OLD STATE ROUTE 146; THENCE NORTH 01 DEGREES 32 MINUTES 32 SECONDS WEST 302.12 FEET TO A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH PIPE), SAID POINT BEING ON THE RIGHT-OF-WAY LINE OF THE PROPOSED CENTERLINE STATE ROUTE 146 AND ALSO BEING 66.28 FEET RIGHT OF STATION 51+00; THENCE NORTH 01 DEGREE 41 MINUTES 29 SECONDS WEST 581.67 FEET TO THE PLACE OF BEGINNING.

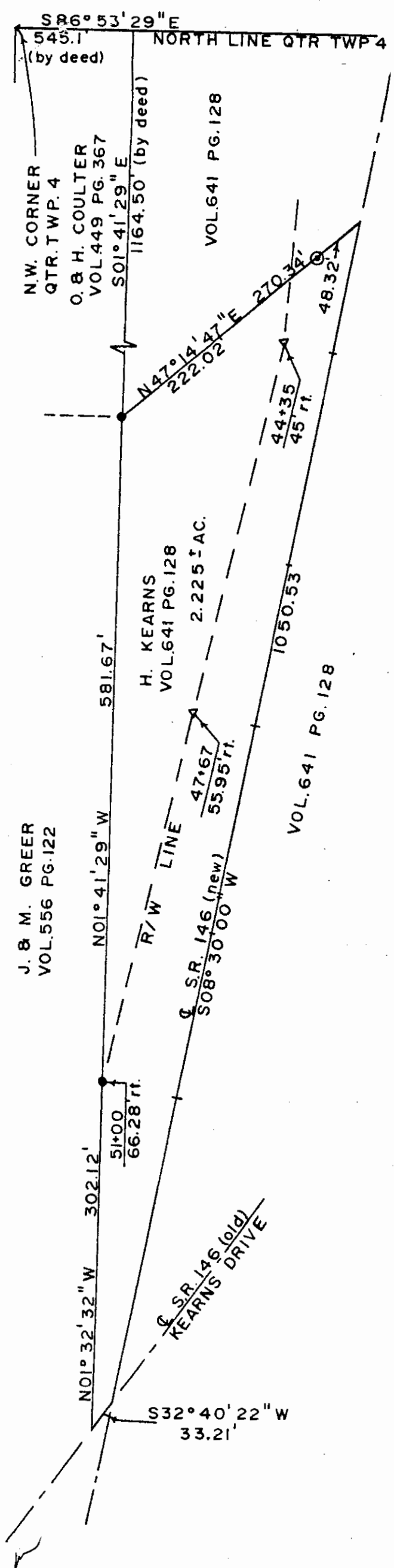
CONTAINING 2.225 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF STATE ROUTE 146 AND ALL EASEMENTS.

BEARINGS ARE BASED ON THE PROPOSED CENTERLINE OF STATE ROUTE 146 (1958 SURVEY) AS RECORDED IN PLAT BOOK 9 PAGE 63 OF THE MUSKINGUM COUNTY PLAT RECORDS.

I HEREBY CERTIFY THE ABOVE DESCRIPTION AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 31ST DAY OF OCTOBER 1985.

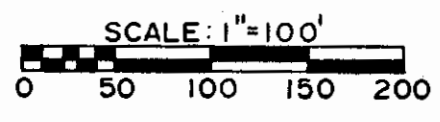
**OFFICE COPY  
NOT RECORDABLE**  
W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718

D2310 H.KEARNS



3200 NEWARK RD  
17-54-04-03-001 PS *Eng. Office Copy*

- ▽ ~ EXISTING CONC. MON.
- ~ EXISTING 3/4" PIPE
- ~ EXISTING AXLE
- ⊙ ~ IRON PIN SET (5/8" rebar)



RESEARCH:  
VOL. 641 PG. 128      VOL. 556 PG. 122  
VOL. 449 PG. 367  
LOCATION PLAN S.R. 146 (P.B. 9 PG. 63)  
MUSK CO TAX MAP

BEARINGS ARE BASED ON THE PROPOSED  
Q OF S.R. 146 (1958 SURVEY) AS RECORDED  
IN P.B. 9 PG. 63 OF THE MUSK. CO. PLAT  
RECORDS.

BEING A PART OF THE 4TH QUARTER OF  
TOWNSHIP 1, RANGE 8, UNITED STATES  
MILITARY LANDS, ~~SECTION 10, TOWNSHIP 1, RANGE 8~~,  
MUSKINGUM COUNTY, OHIO.

I HEREBY CERTIFY THE ABOVE PLAT  
AND SURVEY TO BE CORRECT AS  
PREPARED BY ME THIS 30TH DAY OF  
OCTOBER 1985.

**OFFICE COPY  
NOT RECORDABLE**

W. J. BIEDENBACH  
REG. SURVEYOR # 5718

*OK V+D  
10-31-85*

17-17-54-04-03-001  
~~17-17-53-01~~

1.21 AC. EASEMENT  
PAR # 17-01273 (PART)

**W. J. BIEDENBACH & ASSOC.**  
Surveying & Mapping  
3120 Lisa Ln. Zanesville, Ohio 43701  
(614) 453-4850

Drawn by SDD	Date 10/30
Scale 1" = 100'	Checked
Job No 2310	H. KEARN