

# Biedenbach Engineering, Inc.

3010 East Pike  
Zanesville, OH 43701

Civil Engineering and Land Surveying

Telephone (740) 453-4850  
Fax (740) 450-1000  
E-mail biedenbach@ee.net

**STEVE STRAUSS  
AUDITORS PARCEL NUMBER  
23-23-60-11-10-000 (PART)**

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 11;**

**THENCE NORTH 86 DEGREES 27 MINUTES 01 SECONDS WEST 281.24 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**

**THENCE ALONG THE NORTH LINE OF A TRACT CONVEYED TO C. McQUAIN (VOLUME 707, PAGE 214), NORTH 86 DEGREES 25 MINUTES 00 SECONDS WEST 812.42 FEET TO A POINT, SAID POINT BEING NORTH 31 DEGREES 45 MINUTES 34 SECONDS EAST 0.55 FEET FROM AN EXISTING IRON PIN;**

**THENCE LEAVING THE NORTH LINE OF SAID McQUAIN TRACT AND TRAVERSING THROUGH A TRACT CONVEYED TO S. AND S. STRAUSS (VOLUME 1151, PAGE 218), NORTH 31 DEGREES 45 MINUTES 34 SECONDS EAST, PASSING AN IRON PIN SET AT 350.66 FEET, A TOTAL DISTANCE OF 699.48 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE NORTH 86 DEGREES 25 MINUTES 31 SECONDS WEST 815.14 FEET TO AN IRON PIN SET ON THE EAST LINE OF A TRACT CONVEYED TO J. ALLEN III (VOLUME 1155, PAGE 749), PASSING AN IRON PIN SET AT 628.97 FEET;**

**THENCE WITH THE EAST LINE OF SAID ALLEN TRACT, NORTH 13 DEGREES 58 MINUTES 18 SECONDS EAST 542.66 FEET TO AN IRON PIN SET;**

**THENCE LEAVING THE EAST LINE OF SAID ALLEN TRACT AND TRAVERSING THROUGH A TRACT CONVEYED TO S. AND S. STRAUSS (VOLUME 1151, PAGE 218) THE FOLLOWING TWO COURSES AND DISTANCES;**

- 1) SOUTH 86 DEGREES 25 MINUTES 31 SECONDS EAST 1003.22 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN IRON PIN SET AT 218.75 FEET;
- 2) SOUTH 31 DEGREES 45 MINUTES 34 SECONDS WEST, PASSING AN IRON PIN SET AT 109.34 FEET, A TOTAL DISTANCE OF 605.56 FEET TO THE PLACE OF BEGINNING.

**CONTAINING 11.141 MORE OR LESS ACRES, SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.**

**ALSO A 50 FOOT WIDE INGRESS AND EGRESS EASEMENT THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:**

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 11;**

**THENCE NORTH 86 DEGREES 27 MINUTES 01 SECONDS WEST 281.24 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**

**THENCE ALONG THE NORTH LINE OF A TRACT CONVEYED TO C. McQUAIN (VOLUME 707, PAGE 214), NORTH 86 DEGREES 25 MINUTES 00 SECONDS WEST 812.42 FEET TO A POINT, SAID POINT BEING NORTH 31 DEGREES 45 MINUTES 34 SECONDS EAST 0.55 FEET FROM AN EXISTING IRON PIN;**

**THENCE LEAVING THE NORTH LINE OF SAID McQUAIN TRACT AND TRAVERSING THROUGH A TRACT CONVEYED TO S. AND S. STRAUSS (VOLUME 1151, PAGE 218) THE FOLLOWING TWO COURSES AND DISTANCES;**

- 1) NORTH 31 DEGREES 45 MINUTES 34 SECONDS EAST 1305.04 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING IRON PINS SET AT 350.66 FEET, 699.48 FEET AND 1195.70 FEET;
- 2) NORTH 86 DEGREES 25 MINUTES 31 SECONDS WEST, PASSING AN IRON PIN SET AT 784.47 FEET, A TOTAL DISTANCE OF 811.58 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

# Biedenbach Engineering, Inc.

3010 East Pike  
Zanesville, OH 43701

Civil Engineering and Land Surveying

Telephone (740) 453-4850

Fax (740) 450-1000

E-mail [biedenbach@ee.net](mailto:biedenbach@ee.net)

**THENCE NORTH 26 DEGREES 20 MINUTES 57 SECONDS EAST 60.02 FEET TO A POINT;**

**THENCE NORTH 06 DEGREES 44 MINUTES 28 SECONDS EAST 370.07 FEET TO A POINT;**

**THENCE NORTH 24 DEGREES 10 MINUTES 35 SECONDS EAST 55.58 FEET TO A POINT, SAID POINT BEING SOUTH 83 DEGREES 43 MINUTES 06 SECONDS WEST 29.00 FEET FROM AN IRON PIN SET;**

**THENCE NORTH 24 DEGREES 10 MINUTES 35 SECONDS EAST 107.17 FEET TO A POINT;**

**THENCE NORTH 01 DEGREES 33 MINUTES 02 SECONDS EAST 202.54 FEET TO A POINT;**

**THENCE NORTH 57 DEGREES 09 MINUTES 13 SECONDS EAST 56.88 FEET TO A POINT;**

**THENCE NORTH 46 DEGREES 02 MINUTES 00 SECONDS EAST 144.23 FEET TO A POINT;**

**THENCE NORTH 43 DEGREES 41 MINUTES 38 SECONDS EAST 117.42 FEET TO A POINT;**

**THENCE NORTH 19 DEGREES 48 MINUTES 08 SECONDS EAST 519.21 FEET TO A POINT IN TOWNSHIP ROAD 434 (RUBY ROAD), SAID POINT BEING THE TERMINUS OF THIS EASEMENT.**

**ALSO BEING SUBJECT TO A 50 FOOT WIDE INGRESS AND EGRESS EASEMENT THE CENTERLINE WHICH IS DESCRIBED AS FOLLOWS:**

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 11;**

**THENCE NORTH 86 DEGREES 27 MINUTES 01 SECONDS WEST 281.24 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**

**THENCE ALONG THE NORTH LINE OF A TRACT CONVEYED TO C. McQUAIN (VOLUME 707, PAGE 214), NORTH 86 DEGREES 25 MINUTES 00 SECONDS WEST 812.42 FEET TO A POINT, SAID POINT BEING NORTH 31 DEGREES 45 MINUTES 34 SECONDS EAST 0.55 FEET FROM AN EXISTING IRON PIN;**

**THENCE LEAVING THE NORTH LINE OF SAID McQUAIN TRACT AND TRAVERSING THROUGH A TRACT CONVEYED TO S. AND S. STRAUSS (VOLUME 1151, PAGE 218), NORTH 31 DEGREES 45 MINUTES 34 SECONDS EAST, PASSING AN IRON PIN SET AT 350.66 FEET, A TOTAL DISTANCE OF 699.48 FEET TO AN IRON PIN SET;**

**THENCE NORTH 86 DEGREES 25 MINUTES 31 SECONDS WEST, PASSING AN IRON PIN SET AT 628.97 FEET, A TOTAL DISTANCE OF 654.04 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;**

**THENCE NORTH 07 DEGREES 57 MINUTES 18 SECONDS EAST 191.74 FEET TO A POINT;**

**THENCE NORTH 18 DEGREES 31 MINUTES 25 SECONDS EAST 203.16 FEET TO A POINT;**

**THENCE NORTH 26 DEGREES 20 MINUTES 57 SECONDS EAST 158.65 FEET TO A POINT, SAID POINT BEING NORTH 86 DEGREES 25 MINUTES 31 SECONDS WEST 27.11 FEET FROM AN IRON PIN SET, SAID POINT ALSO BEING THE TERMINUS OF THIS EASEMENT.**

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-PS6923).

BEARINGS ARE BASED ON A PREVIOUS SURVEY OF 62.579 MORE OR LESS ACRES BY DONALD E. BINCKLEY II (PS#7879) AND DATED OCTOBER 23, 2000.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 9<sup>TH</sup> DAY OF JUNE 2003.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY K. Buckley  
7-15-2003

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D.  
REGISTERED SURVEYOR 6923  
STRAUSS TRACT3.doc

# SURVEY FOR STEVE STRAUSS

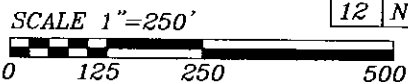
AUDITORS PARCEL NUMBER  
23-23-60-11-10-000 (PART)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 62.579 MORE OR LESS ACRES BY DONALD E. BINCKLEY II (PS#7879) AND DATED OCTOBER 23, 2000.



No.	BEARING	DISTANCE
1	N.07°57'18"E.	191.74'
2	N.18°31'25"E.	203.16'
3	N.26°20'57"E.	158.65'
4	N.26°20'57"E.	60.02'
5	N.06°44'28"E.	370.07'
6	N.24°10'35"E.	55.58'
7	N.24°10'35"E.	107.17'
8	N.01°33'02"E.	202.54'
9	N.57°09'13"E.	56.88'
10	N.46°02'00"E.	144.23'
11	N.43°41'38"E.	117.42'
12	N.19°48'08"E.	519.21'

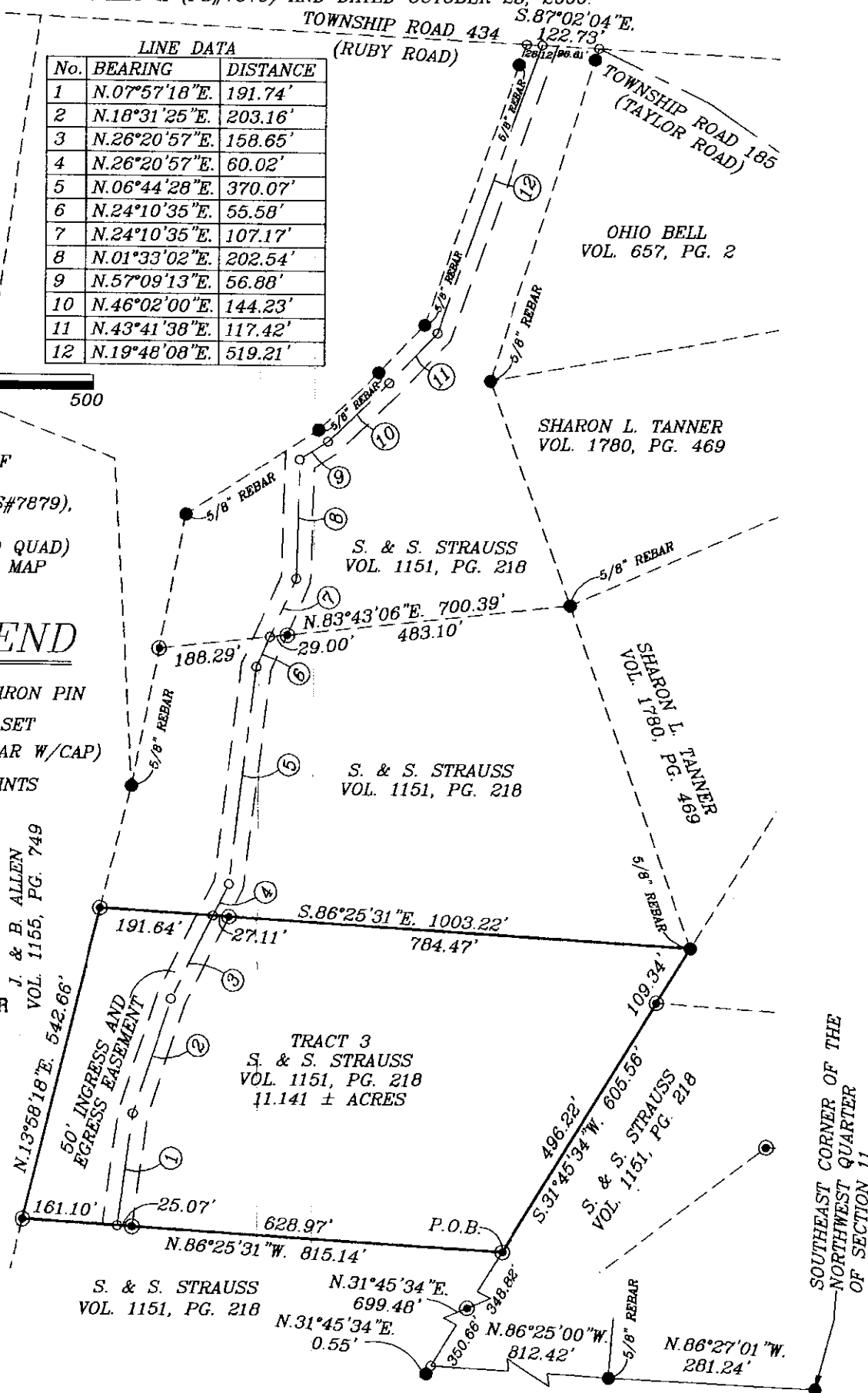


RESEARCH:  
PREVIOUS SURVEY OF 62.579 ACRES BY D.E. BINCKLEY II (PS#7879), DATED 10/23/00.  
U.S.G.S. (BLOOMFIELD QUAD) MUSKINGUM CO. TAX MAP

## LEGEND

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

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY K. Binckley 7-15-2003



BIEDENBACH ENGINEERING, INC.  
ZANESVILLE, OHIO  
(740) 453-4850

DRAWN BY: AJS	DATE: 06-09-03
SCALE: 1"=250'	CHECKED BY: MDN
JOB NO: 4949	DRAWING NO: D:\4949\4949

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, MICHAEL D. NICHOLS, REGISTERED SURVEYOR #6923, ON JUNE 23, 2003.

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923