

**Biedenbach Surveying, Inc.**3010 East Pike  
Zanesville, OH 43701

Civil Engineering and Land Surveying

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Fax (740) 450-1000  
E-mail biedenbach@ee.net**BETTY ADDIS  
AUDITORS PARCEL NUMBERS  
25-25-40-23-21-001 (PART)-0.606 ACRES  
25-25-40-23-21-002 (ALL)-1.394 ACRES**

BEING A PART OF SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23;**

**THENCE NORTH 04 DEGREES 24 MINUTES 30 SECONDS EAST 1604.79 FEET TO THE SOUTHEAST CORNER OF A 16.666 ACRE TRACT CONVEYED TO M. AND S. YODER (DEED VOLUME 947, PAGE 328 OF THE MUSKINGUM COUNTY DEED RECORDS);**

**THENCE WITH THE SAID SOUTH LINE OF THE SAID YODER TRACT, NORTH 86 DEGREES 50 MINUTES 30 SECONDS WEST 471.43 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE CONTINUING NORTH 86 DEGREES 50 MINUTES 30 SECONDS WEST, WITH THE NORTH LINE OF A TRACT CONVEYED TO J. AND P. McMILLEN (VOLUME 951, PAGE 288), 280.82 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 34 (RIDGE ROAD), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 258.43 FEET;**

**THENCE WITH THE CENTER OF SAID ROAD THE NEXT 3 COURSES AND DISTANCES:**

1. NORTH 22 DEGREES 58 MINUTES 31 SECONDS WEST 83.38 FEET TO A POINT;
2. NORTH 08 DEGREES 44 MINUTES 40 SECONDS WEST 129.25 FEET TO A POINT;
3. NORTH 01 DEGREES 44 MINUTES 40 SECONDS WEST 101.01 FEET TO A POINT;

**THENCE LEAVING THE SAID ROAD, SOUTH 85 DEGREES 12 MINUTES 01 SECONDS EAST 281.59 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN IRON PIN SET AT 36.39 FEET AND AN EXISTING IRON PIN (3/4 INCH PIPE) AT 178.34 FEET;**

**THENCE SOUTH 10 DEGREES 29 MINUTES 28 SECONDS EAST 302.44 FEET TO THE **PLACE OF BEGINNING**.**

**CONTAINING 2.000 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 34 AND ALL OTHER APPLICABLE EASEMENTS.**

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.78 ACRE TRACT ALONG THE SOUTH LINE OF THE 16.666 ACRE TRACT.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 16<sup>TH</sup> DAY OF SEPTEMBER 2005.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

APPROVED FOR CLOSURE

*A.L. Seaman*  
9-20-2005 *RL*

EXEMPT FROM  
PLANNING COMMISSION

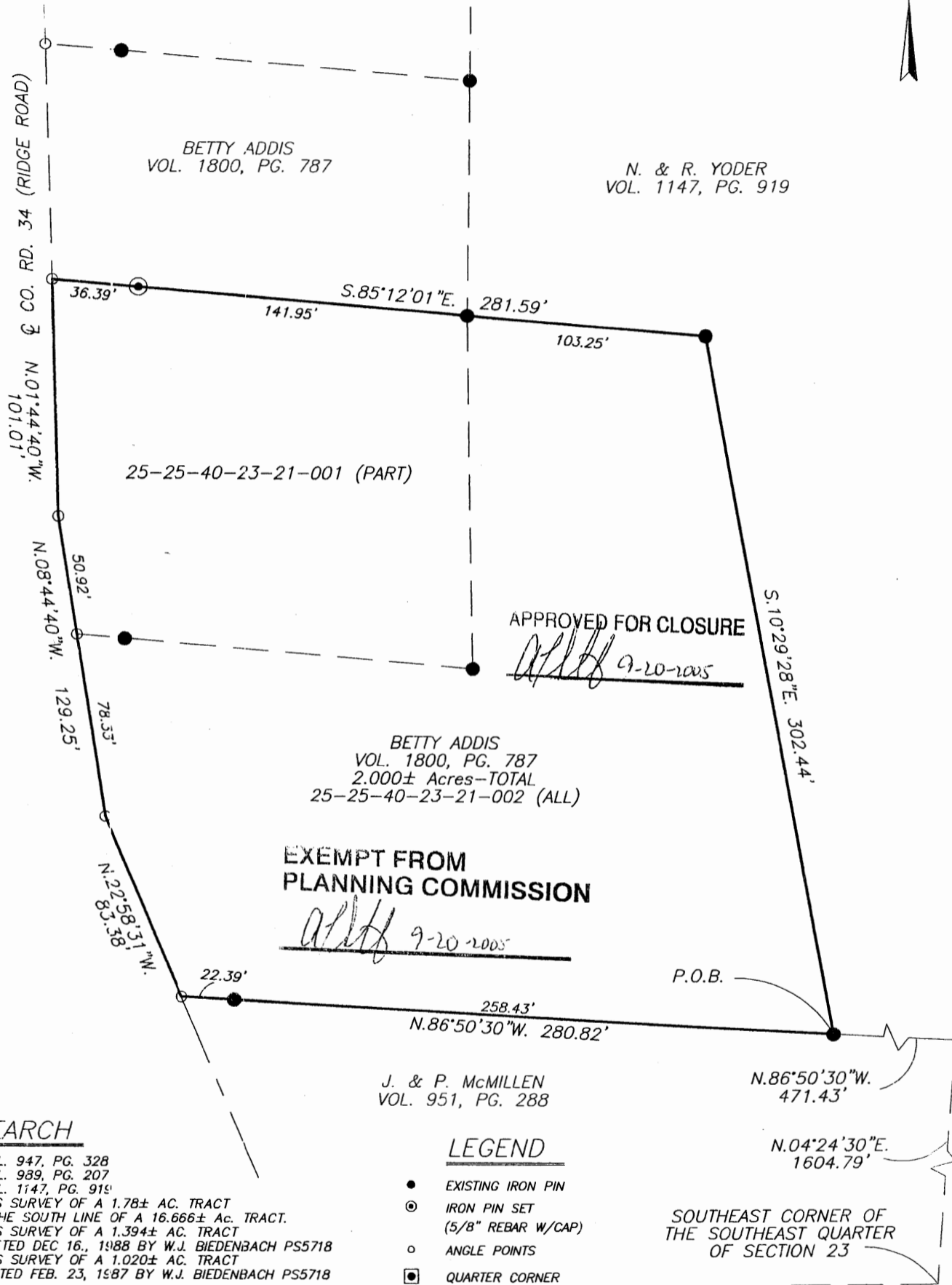
*A.L. Seaman*  
9-20-2005 *RL*

# SURVEY FOR PRUDENTIAL REALTY

AUDITORS PARCEL NUMBER  
 25-25-40-23-21-001 (PART)-0.606 ± ACRES  
 25-25-40-23-21-002 (ALL)-1.394 ± ACRES

BEING A PART OF THE SOUTHEAST QUARTER SECTION 23, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.78± Ac. TRACT ALONG THE SOUTH LINE OF THE 16.666± Ac. TRACT OF THE MUSKINGUM COUNTY DEED RECORDS.



APPROVED FOR CLOSURE  
*Alth 9-20-2005*

EXEMPT FROM  
 PLANNING COMMISSION  
*Alth 9-20-2005*

**RESEARCH**

DEED VOL. 947, PG. 328  
 DEED VOL. 989, PG. 207  
 DEED VOL. 1147, PG. 919  
 PREVIOUS SURVEY OF A 1.78± AC. TRACT ALONG THE SOUTH LINE OF A 16.666± AC. TRACT.  
 PREVIOUS SURVEY OF A 1.394± AC. TRACT COMPLETED DEC 16., 1988 BY W.J. BIEDENBACH PS5718  
 PREVIOUS SURVEY OF A 1.020± AC. TRACT COMPLETED FEB. 23, 1987 BY W.J. BIEDENBACH PS5718

**LEGEND**

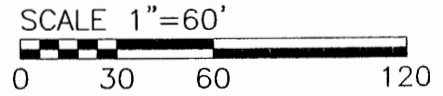
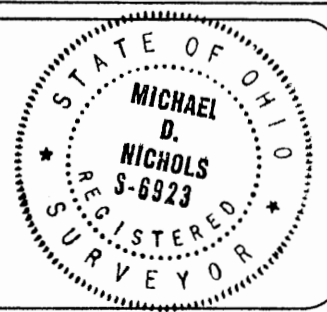
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- QUARTER CORNER

SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 16th DAY OF SEPTEMBER, 2005.

**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.**  
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DRAWN BY: DEL	DATE: 09-16-05	SCALE: 1"=60'
CHECKED BY: MDN	JOB NO: 5173	DRAWING NO: D:\5173\5173.DWG