

7605 RIDGE RD

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Land Surveying and Construction Layout

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LA BRENDA GULLETT
AUDITORS PARCEL NUMBER 25-25-75-01-07-000 (ALL)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18, RANGE 15, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1;

THENCE WITH THE WEST LINE OF THE SAID NORTHWEST QUARTER, SOUTH 02 DEGREES 55 MINUTES 50 SECONDS WEST 269.75 FEET (BY DEED) TO A POINT IN THE CENTER OF INTERSTATE 70;

THENCE WITH THE CENTERLINE OF SAID INTERSTATE 70, SOUTH 87 DEGREES 04 MINUTES 10 SECONDS EAST 190.58 FEET (BY DEED) TO A POINT IN THE CENTER OF INTERSTATE 70;

THENCE CONTINUING WITH THE SAID CENTERLINE, SOUTH 87 DEGREES 04 MINUTES 50 SECONDS EAST 399.67 FEET (BY DEED) TO A POINT IN THE CENTER OF INTERSTATE 70;

THENCE LEAVING THE SAID CENTERLINE, SOUTH 09 DEGREES 02 MINUTES 00 SECONDS WEST 165.94 FEET (BY DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 70 (165 FEET RIGHT OF STATION 983+82.3);

THENCE WITH THE SAID RIGHT OF WAY LINE, NORTH 87 DEGREES 03 MINUTES 55 SECONDS WEST 107.26 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE-BENT), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID RIGHT OF WAY LINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO GUERNSEY-MUSKINGUM ELECTRIC COOP. (DEED VOLUME 447, PAGE 45), SOUTH 36 DEGREES 48 MINUTES 35 SECONDS WEST 138.75 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 34 (RIDGE ROAD), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 119.65 FEET;

THENCE WITH THE SAID ROAD, NORTH 45 DEGREES 19 MINUTES 40 SECONDS WEST 173.05 FEET TO A POINT ON THE ABOVE SAID SOUTH RIGHT OF WAY LINE OF INTERSTATE 70, PASSING AN EXISTING RAILROAD SPIKE AT 89.45 FEET;

THENCE WITH THE SAID RIGHT OF WAY LINE, SOUTH 87 DEGREES 03 MINUTES 55 SECONDS EAST 206.47 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (AXLE) AT 28.78 FEET.

CONTAINING 0.273 MORE OR LESS ACRES TOTAL, SUBJECT TO ALL LEGAL RIGHT OF WAYS OF COUNTY ROAD 34 (RIDGE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 8.99 ACRE TRACT BY C.R. HARKNESS (PS 6885) DATED APRIL 20, 1996 ON THE EAST SIDE OF THE GUERNSEY MUSKINGUM ELECTRIC COOP TRACT (DEED VOLUME 447, PAGE 45).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 27TH DAY OF OCTOBER 2006.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR

APPROVED FOR CLOSURE
[Signature] 10/31/2006

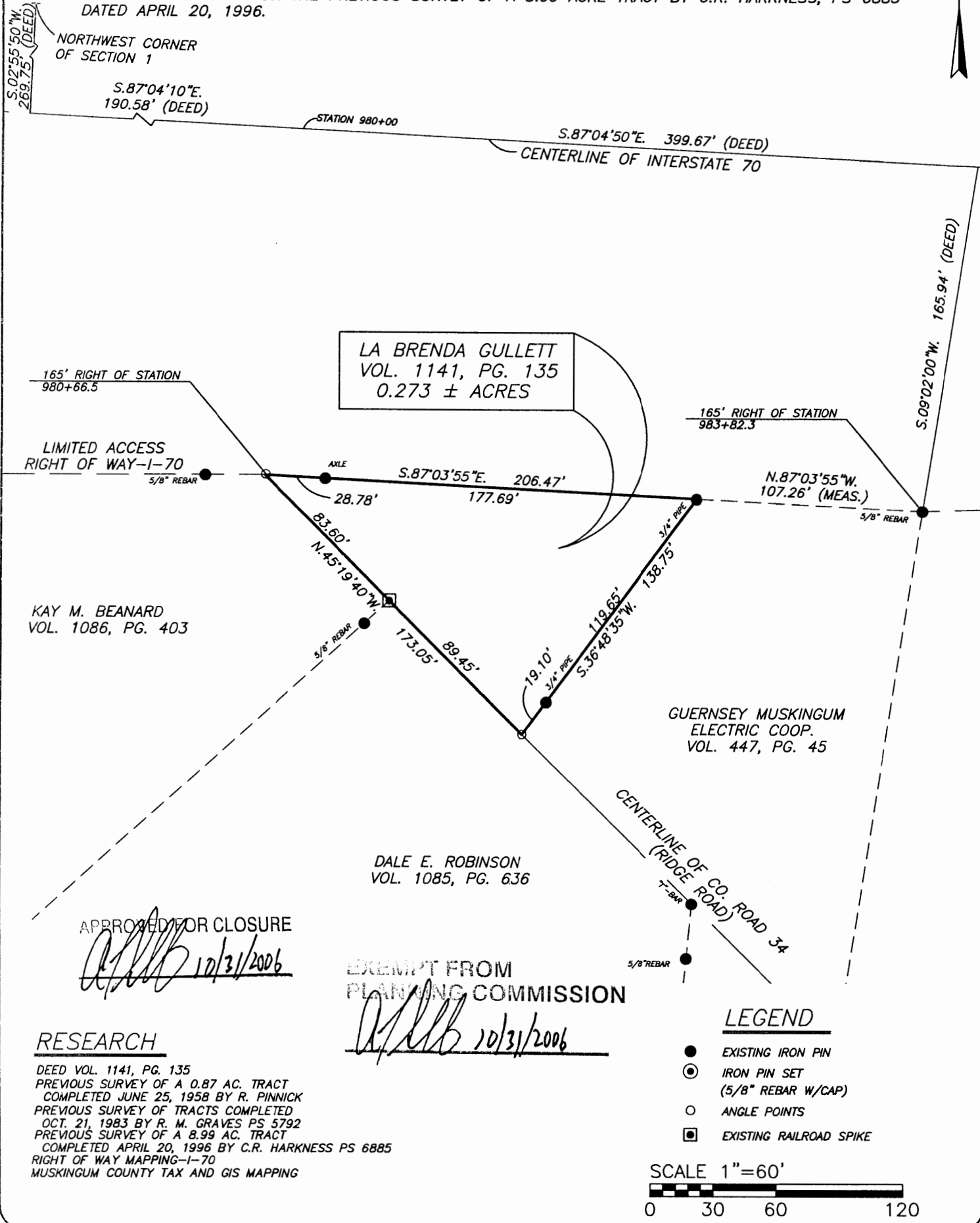
EXEMPT FROM
PLANNING COMMISSION
[Signature] 10/31/2006

SURVEY FOR GUERNSEY-MUSKINGUM ELECTRIC COOP

AUDITORS PARCEL NUMBER
25-25-75-01-07-000 (ALL)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18, RANGE 15, OF THE
CONGRESS LANDS EAST OF THE SCIOTO RIVER, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 8.99 ACRE TRACT BY C.R. HARKNESS, PS 6885
DATED APRIL 20, 1996.



LA BRENDA GULLETT
VOL. 1141, PG. 135
0.273 ± ACRES

KAY M. BEANARD
VOL. 1086, PG. 403

GUERNSEY MUSKINGUM
ELECTRIC COOP.
VOL. 447, PG. 45

DALE E. ROBINSON
VOL. 1085, PG. 636

APPROVED FOR CLOSURE
[Signature] 10/31/2006

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PLANNING COMMISSION
[Signature] 10/31/2006

RESEARCH

DEED VOL. 1141, PG. 135
PREVIOUS SURVEY OF A 0.87 AC. TRACT
COMPLETED JUNE 25, 1958 BY R. PINNICK
PREVIOUS SURVEY OF TRACTS COMPLETED
OCT. 21, 1983 BY R. M. GRAVES PS 5792
PREVIOUS SURVEY OF A 8.99 AC. TRACT
COMPLETED APRIL 20, 1996 BY C.R. HARKNESS PS 6885
RIGHT OF WAY MAPPING-I-70
MUSKINGUM COUNTY TAX AND GIS MAPPING

LEGEND

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

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 27th DAY OF OCTOBER, 2006.

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.

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DRAWN BY: MDN	DATE: 10-27-06	SCALE: 1"=60'	
CHECKED BY: MDN	JOB NO: 5249	DRAWING NO: C:\JOB\FOLDERS\5249	