

W. J. Biedenbach & Associates

3120 Lisa Lane
Zanesville, OH 43701

Surveying and Mapping

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

ELSIE M. LYNN

AUDITORS PARCEL NUMBER 38-38-30-02-08-000 (ALL) 17.648 MORE OR LESS ACRES
AUDITORS PARCEL NUMBER 38-38-30-03-06-000 (ALL) 51.573 MORE OR LESS ACRES

BEING A PART OF QUARTER TOWNSHIP 2 AND A PART OF LOT 2 OF A SURVEY BY CHARLES ROBERTS, AS RECORDED IN DEED BOOK "D", PAGE 275 OF THE MUSKINGUM COUNTY DEED RECORDS, IN QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 7, OF THE UNITED STATES MILITARY LANDS, MADISON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 01 DEGREES 11 MINUTES 29 SECONDS WEST 2679.64 FEET, ALONG THE EAST LINE OF SAID LOT 2, TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING IRON PINS SET AT 1323.74 FEET, 1773.80 FEET, AND 2269.45 FEET;

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO THE STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES (VOLUME 1130, PAGE 776), NORTH 89 DEGREES 52 MINUTES 49 SECONDS WEST 837.27 FEET TO AN IRON PIN SET;

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO DOROTHY LYNN (VOLUME 1065, PAGE 291), NORTH 01 DEGREES 11 MINUTES 21 SECONDS EAST 2687.25 FEET TO A POINT, PASSING IRON PINS SET AT 1006.72 FEET AND 2505.91 FEET AND AN EXISTING STONE AT 2679.18 FEET;

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO L. AND I. LITTLE (VOLUME 1097, PAGE 217), SOUTH 89 DEGREES 21 MINUTES 31 SECONDS EAST 421.52 FEET TO A POINT IN THE CENTER OF STATE ROUTE 208 (DRESDEN ADAMSVILLE ROAD), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 327.01 FEET;

THENCE WITH THE CENTER OF SAID ROAD AND THE SOUTHERLY LINE OF THE SAID LITTLE TRACT THE NEXT 17 COURSES AND DISTANCES:

- 1) NORTH 64 DEGREES 13 MINUTES 22 SECONDS EAST 80.73 FEET TO A POINT;
- 2) NORTH 61 DEGREES 37 MINUTES 47 SECONDS EAST 53.37 FEET TO A POINT;
- 3) NORTH 56 DEGREES 43 MINUTES 24 SECONDS EAST 51.82 FEET TO A POINT;
- 4) NORTH 49 DEGREES 14 MINUTES 50 SECONDS EAST 52.97 FEET TO A POINT;
- 5) NORTH 42 DEGREES 13 MINUTES 08 SECONDS EAST 51.53 FEET TO A POINT;
- 6) NORTH 35 DEGREES 02 MINUTES 57 SECONDS EAST 49.87 FEET TO A POINT;
- 7) NORTH 28 DEGREES 17 MINUTES 42 SECONDS EAST 48.47 FEET TO A POINT;
- 8) NORTH 22 DEGREES 43 MINUTES 14 SECONDS EAST 54.52 FEET TO A POINT;
- 9) NORTH 22 DEGREES 43 MINUTES 41 SECONDS EAST 198.18 FEET TO A POINT;
- 10) NORTH 26 DEGREES 35 MINUTES 30 SECONDS EAST 63.03 FEET TO A POINT;
- 11) NORTH 34 DEGREES 31 MINUTES 02 SECONDS EAST 51.36 FEET TO A POINT;
- 12) NORTH 43 DEGREES 45 MINUTES 08 SECONDS EAST 52.36 FEET TO A POINT;
- 13) NORTH 51 DEGREES 53 MINUTES 48 SECONDS EAST 50.30 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID VOLUME 1097, PAGE 217 ALSO BEING SOUTH 07 DEGREES 31 MINUTES 42 SECONDS EAST 30.87 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);
- 14) NORTH 59 DEGREES 44 MINUTES 38 SECONDS EAST 49.86 FEET TO A POINT;
- 15) NORTH 63 DEGREES 00 MINUTES 09 SECONDS EAST 61.23 FEET TO A POINT;
- 16) NORTH 64 DEGREES 26 MINUTES 45 SECONDS EAST 383.07 FEET TO A POINT;
- 17) NORTH 66 DEGREES 03 MINUTES 05 SECONDS EAST 36.94 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF A TRACT CONVEYED TO NANCY LANE (VOLUME 1072, PAGE 245), SOUTH 07 DEGREES 29 MINUTES 31 SECONDS EAST 353.18 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (3/4 INCH REBAR-BENT) AT 27.64 FEET;

THENCE WITH THE SOUTH LINE OF THE SAID LANE TRACT, NORTH 82 DEGREES 39 MINUTES 25 SECONDS EAST 356.69 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE LINE OF THE STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES VOLUME 1130, PAGE 776), SOUTH 07 DEGREES 25 MINUTES 40 SECONDS EAST 597.89 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

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THENCE CONTINUING WITH THE LANDS OF THE STATE OF OHIO, SOUTH 89 DEGREES 25 MINUTES 04 SECONDS WEST 225.12 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO N. SPIKER, ET AL. (VOLUME 1130, PAGE 339), NORTH 88 DEGREES 53 MINUTES 15 SECONDS WEST 833.50 FEET TO THE PLACE OF BEGINNING.

CONTAINING 69.221 MORE OR LESS ACRES TOTAL (WITH 17.648 MORE OR LESS ACRES IN QUARTER TOWNSHIP 2 AND 51.573 MORE OR LESS ACRES IN QUARTER TOWNSHIP 3), SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF STATE ROUTE 208, AND ALL OTHER APPLICABLE EASEMENTS.

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

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 47.225 MORE OR LESS ACRES CONVEYED TO L. AND J. LITTLE (VOLUME 1097, PAGE 217)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 1ST DAY OF DECEMBER 1999.

OFFICE COPY
NOT RECORDABLE
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED
FOR ABSTRACT PREPARATION
BY *W. J. Biedenbach*
12-8-99

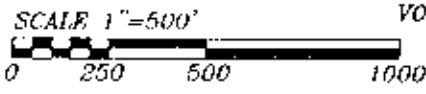
SURVEY FOR ELSIE LYNN

AUDITORS PARCEL NUMBERS

38-38-30-03-06-000 (ALL) - 51.573 ± ACRES
 38-38-30-02-08-000 (ALL) - 17.648 ± ACRES

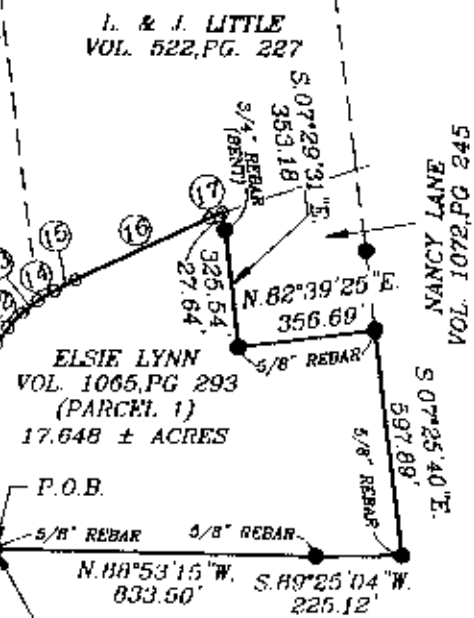
BEING A PART OF QUARTER TOWNSHIP 2 AND A PART OF LOT 2 OF A SURVEY BY CHARLES ROBERTS, AS RECORDED IN DEED BOOK "D", PAGE 275 OF THE MUSKINGUM COUNTY DEED RECORDS, IN QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 7, OF THE UNITED STATES MILITARY LANDS, MADISON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 47.225 MORE OR LESS ACRES CONVEYED TO L. AND J. LITTLE (VOLUME 1097, PAGE 217).



L. & J. LITTLE
VOL. 1097, PG. 217

STATE ROUTE 208
(DRESDEN ADAMSVILLE ROAD)



ELSIE LYNN
VOL. 1065, PG. 293
(PARCEL 1)
17.648 ± ACRES

QUARTER TOWNSHIP 2
QUARTER TOWNSHIP 3

RESEARCH:
VOL. 1072, PG. 245
VOL. 1065, PG. 291
VOL. 1065, PG. 293
U.S.G.S. MAP ADAMSVILLE
QUADANGLE
U.S.G.S. CONESVILLE
QUADANGLE
MUSKINGUM CO. TAX MAP

PREVIOUS SURVEY OF 47.225
ACRES BY W.J. BIEDENBACH
(PS#5718), DATED 04-21-93.

PREVIOUS SURVEY OF 51.069
ACRES BY W.J. BIEDENBACH
(PS#5718), DATED 06-21-05.



ELSIE LYNN
VOL. 1065, PG. 293
(PARCEL 2)
51.573 ± ACRES
69.221 ± ACRES
(TOTAL)

N. SPIKER et al.
VOL. 1130, PG. 339

LEGEND

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

NO.	BEARING	DISTANCE
1	N. 64°13'22" E.	80.73'
2	N. 61°37'47" E.	53.37'
3	N. 56°43'24" E.	51.82'
4	N. 49°14'50" E.	52.97'
5	N. 42°13'08" E.	51.53'
6	N. 35°02'57" E.	49.87'
7	N. 28°17'42" E.	48.47'
8	N. 22°43'14" E.	54.52'
9	N. 22°43'41" E.	198.18'
10	N. 26°35'30" E.	63.03'
11	N. 34°31'02" E.	51.36'
12	N. 43°45'08" E.	52.36'
13	N. 51°53'40" E.	50.30'
14	N. 59°44'38" E.	49.86'
15	N. 63°00'09" E.	61.23'
16	N. 64°28'45" E.	383.07'
17	N. 66°03'05" E.	36.94'

DOROTHY LYNN
VOL. 1065, PG. 291

STATE OF OHIO
DEPARTMENT OF NATURAL RESOURCES
VOL. 1130, PG. 776

DESCRIPTION APPROVED
FOR AUDITORS FILE
BY: *WJB*
12-8-99

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THE SURVEYOR, ON 12-8-99.

OFFICE COPY
NOT RECORDABLE

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

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(740) 453-4850

DRAWN BY: AJS	DATE: 12-01-99
SCALE: 1"=500'	CHECKED BY: WJB
JOB NO: 4507	DRAWING NO: D:\4507\4507