

51-50-11-23  
450 ZANE GREY RD

# Biedenbach Surveying, Inc.

Land Surveying and Construction Layout

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**DAVID E. AND DIANE JOHNSON**  
AUDITORS PARCEL NUMBER 51-51-50-11-23-000 (PART)

BEING A PART OF THE 21.57 ACRE TRACT CONVEYED TO DAVID E. AND DIANE JOHNSON BY DEED VOLUME 2063, PAGE 660 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11;

THENCE WITH THE EAST LINE OF THE SAID SOUTHEAST QUARTER (ALSO THE EAST LINE OF PERRY TOWNSHIP), NORTH 02 DEGREES 19 MINUTES 05 SECONDS WEST 1515.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF AN 8.00 ACRE TRACT CONVEYED TO DAVID AND DIANE JOHNSON (DEED VOLUME 1147, PAGE 255, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED);

THENCE WITH THE NORTH LINE OF THE SAID JOHNSON TRACT (8.00 ACRE), SOUTH 88 DEGREES 47 MINUTES 30 SECONDS WEST 1078.48 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 199 (ZANE GREY ROAD);

THENCE WITH THE SAID ROAD, NORTH 00 DEGREES 29 MINUTES 13 SECONDS EAST 37.03 FEET TO A POINT;

THENCE CONTINUING WITH THE SAID ROAD, NORTH 03 DEGREES 12 MINUTES 13 SECONDS EAST 10.83 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID 21.57 ACRE TRACT (DAVID E. AND DIANE JOHNSON-DEED VOLUME 2063, PAGE 660), NORTH 88 DEGREES 47 MINUTES 30 SECONDS EAST 1075.63 FEET TO AN IRON PIN SET ON THE ABOVE SAID EAST LINE OF SECTION 11, PASSING AN IRON PIN SET AT 26.00 FEET;

THENCE WITH THE SAID SECTION LINE, SOUTH 02 DEGREES 19 MINUTES 05 SECONDS EAST 47.82 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.182 MORE OR LESS ACRES TOTAL, SUBJECT TO ALL LEGAL RIGHT OF WAYS OF COUNTY ROAD 199 (ZANE GREY ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE 21.57 ACRE TRACT BY W. J. BIEDENBACH (PS 5718) DATED DECEMBER 21, 1984, AS DESCRIBED IN DEED BOOK VOLUME 1104, PAGE 210 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 20<sup>TH</sup> DAY OF OCTOBER 2006.

**OFFICE COPY**  
**NOT RECORDABLE**  
REGISTERED SURVEYOR

APPROVED FOR CLOSURE

*[Signature]* 10/27/2006

EXEMPT FROM  
TRAINING COMMISSION

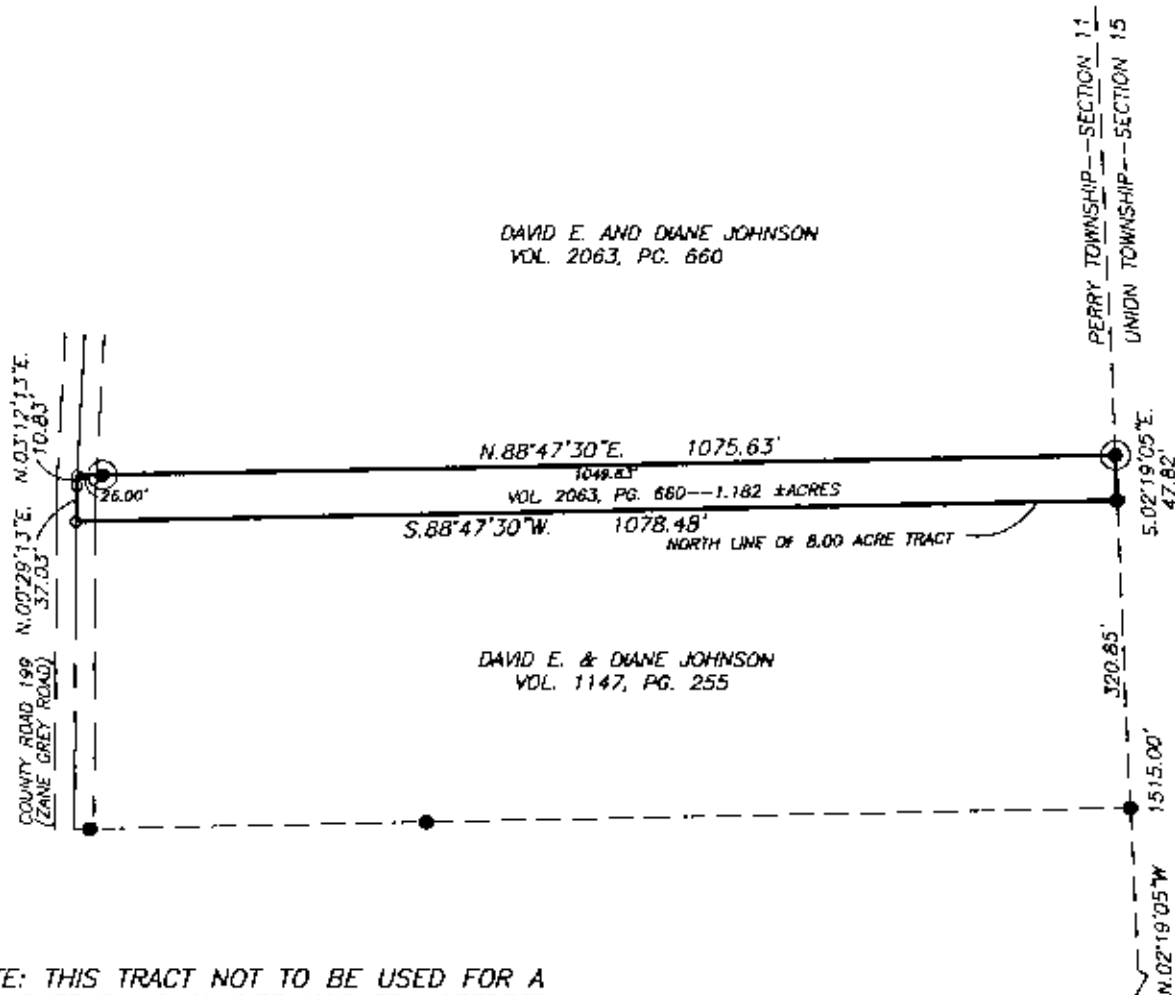
*[Signature]* 10/27/2006

# SURVEY FOR DAVID JOHNSON

AUDITORS PARCEL NUMBER  
51-51-50-11-23-000 (PART)

BEING A PART OF 21.57 ACRE TRACT CONVEYED TO DAVID E. AND DIANE JOHNSON BY DEED VOLUME 2063, PAGE 660 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF TRACTS BY W.J. BIEDENBACH (P.S. 5718) DATED DECEMBER 21, 1984, AS DESCRIBED IN DEED BOOK VOLUME 1104, PAGE 210 OF THE MUSKINGUM COUNTY DEED RECORDS.



NOTE: THIS TRACT NOT TO BE USED FOR A SEPARATE BUILDING SITE NOR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL

APPROVED FOR CLOSURE  
*[Signature]* 10/27/2006

SOUTHEAST CORNER OF SECTION 11

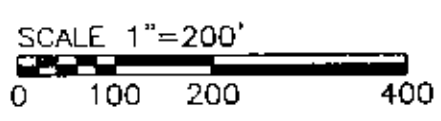
### RESEARCH

DEED VOL. 909, PG. 33  
DEED VOL. 787, PG. 240  
PREVIOUS SURVEY OF A 29.570 AC. TRACT COMPLETED DEC. 21, 1984 BY W.J. BIEDENBACH PS 5718  
PREVIOUS SURVEY OF A 8.00± AC. TRACT COMPLETED JUL 14, 1998 BY KEVIN CANNON PS7224  
MUSKINGUM COUNTY TAX AND GIS MAPS

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

### LEGEND

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



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 20th DAY OF OCTOBER, 2006.

**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: MDN	DATE: 10-20-06	SCALE: 1"=200'
CHECKED BY: MDN	JOB NO: 5243	DRAWING NO: C:\JOB\FOLDER\5243