

51-60-02-24  
4405 EAST PIKE

## Biedenbach Surveying, Inc.

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**DUANE HUDDLESTONE**  
AUDITORS PARCEL NUMBER  
51-51-60-02-24-000 (ALL)  
51-51-60-02-25-000 (ALL)

BEING A PART OF THE 3<sup>RD</sup> QUARTER OF TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CONCRETE MONUMENT AT CENTERLINE STATION 210+00 OF INTERSTATE 70 AS SHOWN ON THE LOCATION MAP RECORDED IN PLAT BOOK 10, PAGE 58 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE WITH THE CENTERLINE OF SAID INTERSTATE 70, NORTH 60 DEGREES 50 MINUTES 21 SECONDS EAST 305.88 FEET TO A POINT;

THENCE LEAVING THE SAID CENTERLINE, SOUTH 29 DEGREES 09 MINUTES 39 SECONDS EAST 216.56 FEET TO AN EXISTING IRON PIN (2" PIPE-BENT), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE EASTERLY LINE OF A TRACT CONVEYED TO ROBERT AND MARLENE WHISSEL (DEED VOLUME 1014, PAGE 243), NORTH 08 DEGREES 54 MINUTES 57 SECONDS EAST 391.88 FEET TO A POINT, PASSING AN IRON PIN SET (ON THE SOUTH RIGHT OF WAY LINE OF SAID INTERSTATE 70) AT 84.55 FEET;

THENCE SOUTH 40 DEGREES 56 MINUTES 45 SECONDS EAST 328.60 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN IRON PIN SET AT 246.88 AND AN EXISTING IRON PIN (5/8 INCH REBAR) AT 282.67 FEET;

THENCE WITH THE WESTERLY LINE OF A TRACT CONVEYED TO K. KANE (DEED VOLUME 1541, PAGE 205) THE NEXT 3 COURSES AND DISTANCES:

1. SOUTH 41 DEGREES 35 MINUTES 33 SECONDS EAST 441.74 FEET TO AN EXISTING IRON PIN (1/2" PIPE),
2. SOUTH 52 DEGREES 21 MINUTES 47 SECONDS WEST 45.99 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR),
3. SOUTH 32 DEGREES 32 MINUTES 55 SECONDS EAST 163.06 FEET TO A POINT IN THE CENTER OF U.S. ROUTE 40 (EAST PIKE), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 122.70 FEET,

THENCE WITH THE CENTER OF SAID ROAD, SOUTH 65 DEGREES 15 MINUTES 28 SECONDS WEST 165.94 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE EASTERLY LINE OF A TRACT CONVEYED TO F. AND D. FORD (DEED VOLUME 1612, PAGE 857) THE NEXT 5 COURSES AND DISTANCES;

1. NORTH 25 DEGREES 52 MINUTES 22 SECONDS WEST 233.09 FEET TO AN EXISTING IRON PIN (2" PIPE), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 40.04 FEET,
2. NORTH 40 DEGREES 04 MINUTES 31 SECONDS WEST 180.01 FEET TO AN EXISTING IRON PIN (2" PIPE), PASSING AN EXISTING IRON PIN (2" PIPE) AT 108.95 FEET,
3. SOUTH 66 DEGREES 00 MINUTES 09 SECONDS WEST 78.91 FEET TO AN EXISTING IRON PIN (2" PIPE-BENT),
4. NORTH 41 DEGREES 38 MINUTES 00 SECONDS WEST 182.45 FEET TO AN EXISTING IRON PIN (3/4" PIPE),
5. SOUTH 66 DEGREES 46 MINUTES 12 SECONDS WEST 64.23 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.743 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF U.S. ROUTE 40 AND THE PERPETUAL EASEMENT GRANTED THE STATE OF OHIO (INTERSTATE 70) AND ALL OTHER APPLICABLE EASEMENTS.

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

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE CENTERLINE OF INTERSTATE 70 AS SHOWN ON THE LOCATION PLAN RECORDED IN PLAT BOOK 10, PAGE 58 OF THE MUSKINGUM COUNTY PLAT RECORDS.

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 JULY 2005.

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

5156 HUDDLESTONE.doc

APPROVED FOR CLOSURE

*[Signature]* 7-12-2005

EXEMPT FROM  
PLANNING COMMISSION

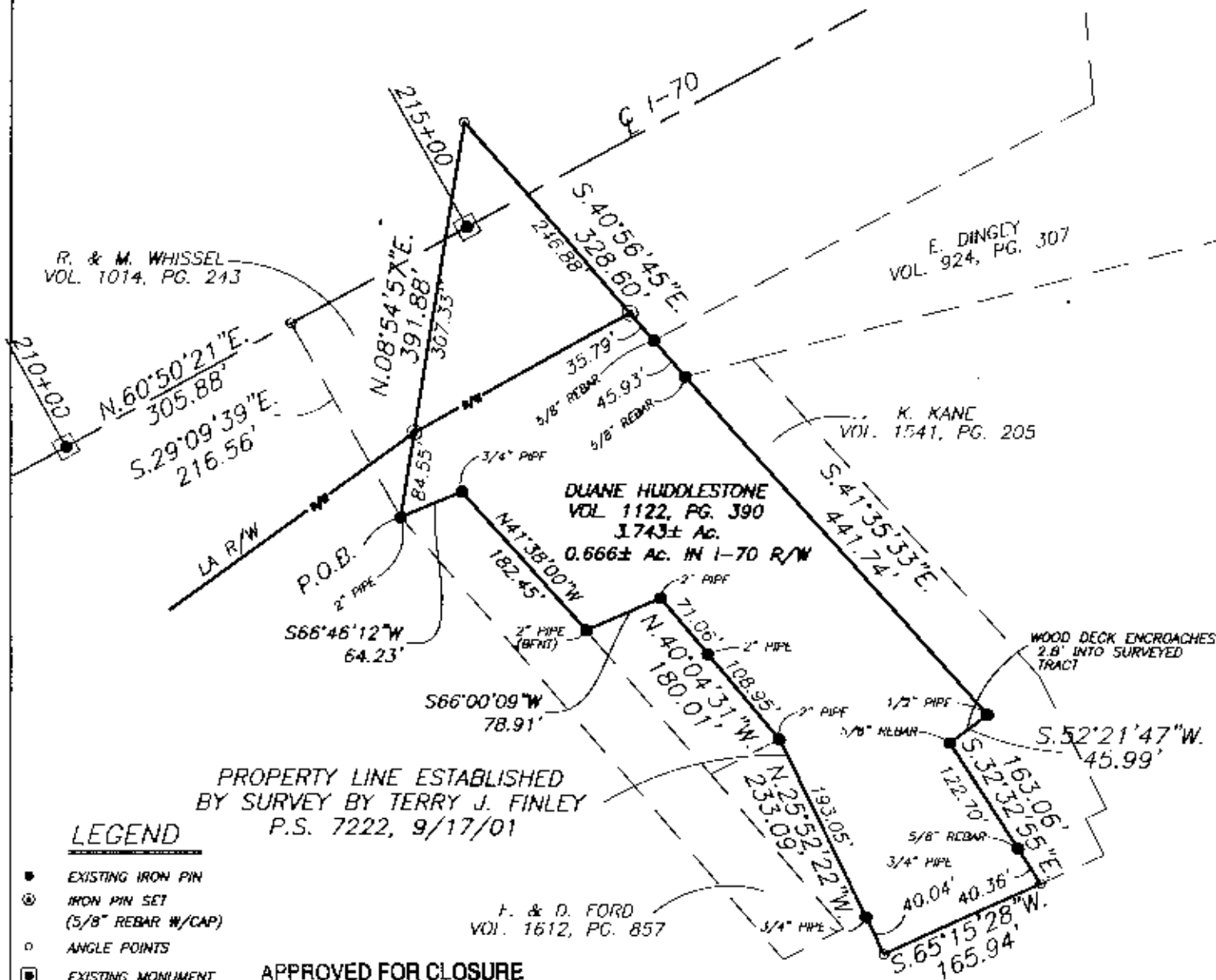
*[Signature]* 7-12-2005

# SURVEY FOR DUANE HUDDLESTONE

AUDITORS PARCEL NUMBER  
51-51-60-02-24-000 (ALL)  
51-51-60-02-25-000 (ALL)

BEING A PART OF THE 3RD QUARTER OF TOWNSHIP 1, RANGE 6, OF THE UNITED STATES  
MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE CENTERLINE OF INTERSTATE 70  
AS SHOWN ON THE LOCATION PLAN RECORDED IN PLAT BOOK 10, PAGE 58 OF THE  
MUSKINGUM COUNTY DEED RECORDS.



PROPERTY LINE ESTABLISHED  
BY SURVEY BY TERRY J. FINLEY  
P.S. 7222, 9/17/01

### LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET
- (S/8" REBAR #/CAP)
- ANGLE POINTS
- ▣ EXISTING MONUMENT

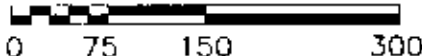
APPROVED FOR CLOSURE

### RESEARCH

DEED VOL. 1812, PG. 857  
DEED VOL. 1014, PG. 243  
DEED VOL. 1541, PG. 205  
PREVIOUS SURVEY OF THE CENTERLINE OF INTERSTATE 70  
RECORDED IN PLAT BOOK 10, PG. 58.  
PREVIOUS SURVEY OF A 1.35± AC. TRACT  
COMPLETED SEP. 17, 2001 BY T.J. FINLEY P.S. 7222

**EXEMPT FROM  
PLANNING COMMISSION**

SCALE 1"=150'



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.

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 1st DAY OF JULY 2005.

OFFICE COPY  
NOT RECORDABLE

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

**BIEDENBACH SURVEYNG, INC.**

3010 EAST PIKE, ZANESVILLE, OHIO 43701  
phone: 740-453-4850, fax: 740-450-1000, email: biederbach@oe.net

DRAWN BY: DEL	DATE: 07-07-05	SCALE: 1"=200'	
CHECKED BY: MDN	JOB NO: 5156	DRAWING NO: D:5156\5156.DWG	