

# Biedenbach Surveying, Inc.

Land Surveying and Mapping

Telephone (740) 453-4850  
Fax (740) 450-1000  
E-mail biedenbach@ce.net

## J. AND C. HESSON

### AUDITORS PARCEL NUMBERS

51-51-40-12-54-000 (ALL) - 38.960 MORE OR LESS ACRES  
51-51-40-12-53-000 (ALL) - 18.736 MORE OR LESS ACRES  
51-51-80-19-04-000 (PART) - 0.349 MORE OR LESS ACRES

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 19, THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING STONE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19;

THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO W. FORAKER (DEED BOOK VOLUME 1133, PAGE 192), SOUTH 00 DEGREES 44 MINUTES 37 SECONDS WEST 145.00 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 465 (URBAN HILL ROAD), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 120.00 FEET;

THENCE WITH THE CENTER OF TOWNSHIP ROAD 465 (URBAN HILL ROAD) THE FOLLOWING 4 COURSES AND DISTANCES:

- 1) SOUTH 86 DEGREES 26 MINUTES 17 SECONDS WEST 30.00 FEET TO A POINT, SAID POINT BEING NORTH 14 DEGREES 13 MINUTES 38 SECONDS EAST 22.42 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);
- 2) SOUTH 86 DEGREES 26 MINUTES 17 SECONDS WEST 50.38 FEET TO A POINT;
- 3) SOUTH 80 DEGREES 41 MINUTES 27 SECONDS WEST 65.18 FEET TO A POINT;
- 4) SOUTH 78 DEGREES 13 MINUTES 37 SECONDS WEST 4.32 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD, NORTH 29 DEGREES 42 MINUTES 47 SECONDS EAST 186.40 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SECTION 19, PASSING AN IRON PIN SET AT 58.85 FEET;

THENCE WITH THE NORTH LINE OF SECTION 19, NORTH 89 DEGREES 41 MINUTES 47 SECONDS WEST 775.95 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 465 (URBAN HILL ROAD), PASSING AN IRON PIN SET AT 742.68 FEET;

THENCE WITH THE CENTER OF TOWNSHIP ROAD 465 (URBAN HILL ROAD) THE FOLLOWING 13 COURSES AND DISTANCES:

- 1) NORTH 18 DEGREES 30 MINUTES 03 SECONDS WEST 103.06 FEET TO A POINT;
- 2) NORTH 08 DEGREES 48 MINUTES 03 SECONDS WEST 177.12 FEET TO A POINT;
- 3) NORTH 17 DEGREES 22 MINUTES 03 SECONDS WEST 67.44 FEET TO A POINT;
- 4) NORTH 34 DEGREES 28 MINUTES 03 SECONDS WEST 18.39 FEET TO A POINT;
- 5) NORTH 39 DEGREES 14 MINUTES 23 SECONDS WEST 47.11 FEET TO A POINT, SAID POINT BEING NORTH 85 DEGREES 55 MINUTES 35 SECONDS WEST 61.87 FEET FROM AN IRON PIN SET;
- 6) NORTH 49 DEGREES 50 MINUTES 23 SECONDS WEST 54.54 FEET TO A POINT;
- 7) NORTH 57 DEGREES 34 MINUTES 02 SECONDS WEST 139.52 FEET TO A POINT;
- 8) NORTH 51 DEGREES 36 MINUTES 05 SECONDS WEST 48.77 FEET TO A POINT;
- 9) NORTH 40 DEGREES 59 MINUTES 04 SECONDS WEST 43.87 FEET TO A POINT;
- 10) NORTH 28 DEGREES 21 MINUTES 04 SECONDS WEST 52.55 FEET TO A POINT;
- 11) NORTH 14 DEGREES 48 MINUTES 22 SECONDS WEST 54.22 FEET TO A POINT;
- 12) NORTH 08 DEGREES 17 MINUTES 13 SECONDS WEST 297.68 FEET TO A POINT, SAID POINT BEING NORTH 87 DEGREES 50 MINUTES 17 SECONDS EAST 20.00 FEET FROM AN EXISTING CONCRETE MONUMENT;
- 13) NORTH 01 DEGREES 47 MINUTES 24 SECONDS WEST 349.55 FEET TO A POINT ON THE SOUTH LINE OF A TRACT CONVEYED TO C. O. LIGHTHIZER (DEED BOOK VOLUME 767, PAGE 134), PASSING AN EXISTING CONCRETE MONUMENT AT 299.55 FEET;

THENCE WITH THE SOUTH LINE OF SAID LIGHTHIZER TRACT, SOUTH 79 DEGREES 40 MINUTES 25 SECONDS EAST 417.12 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE CONTINUING WITH THE SAID SOUTH LINE, SOUTH 87 DEGREES 40 MINUTES 24 SECONDS EAST 71.94 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

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THENCE CONTINUING WITH THE SAID SOUTH LINE, NORTH 63 DEGREES 31 MINUTES 48 SECONDS EAST 251.69 FEET TO A POINT AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO THE EAST 40 CHURCH OF CHRIST (DEED BOOK VOLUME 1105, PAGE 254), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 176.85 FEET;

THENCE WITH THE SOUTH LINE OF SAID TRACT, NORTH 64 DEGREES 19 MINUTES 13 SECONDS EAST 178.78 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE CONTINUING WITH THE SAID SOUTH LINE, NORTH 11 DEGREES 46 MINUTES 42 SECONDS EAST 403.93 FEET TO A POINT, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 353.93 FEET;

THENCE CONTINUING WITH THE SAID SOUTH LINE, NORTH 52 DEGREES 39 MINUTES 11 SECONDS EAST 118.59 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE WEST LINE OF A TRACT CONVEYED TO J. ROSS (DEED BOOK VOLUME 1113, PAGE 545);

THENCE WITH THE WEST LINE OF SAID ROSS TRACT, SOUTH 19 DEGREES 54 MINUTES 25 SECONDS EAST 96.75 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF SAID ROSS TRACT;

THENCE WITH THE SOUTH LINE OF SAID ROSS TRACT, NORTH 70 DEGREES 02 MINUTES 23 SECONDS EAST 255.13 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE WEST LINE OF A TRACT CONVEYED TO CAROL GOFF (DEED BOOK VOLUME 789, PAGE 24);

THENCE WITH THE WEST LINE OF SAID GOFF TRACT, SOUTH 00 DEGREES 26 MINUTES 39 SECONDS EAST 460.55 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF SAID GOFF TRACT;

THENCE WITH THE SOUTH LINE OF SAID GOFF TRACT, SOUTH 89 DEGREES 28 MINUTES 58 SECONDS EAST 547.25 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO CAROL GOFF (DEED BOOK VOLUME 1140, PAGE 925);

THENCE WITH THE WEST LINE OF SAID GOFF TRACT (VOLUME 1140, PAGE 925) AND A TRACT CONVEYED TO J. CARPENTER (DEED BOOK VOLUME 1053, PAGE 264), SOUTH 00 DEGREES 07 MINUTES 11 SECONDS EAST 1424.53 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 831.14 FEET;

THENCE WITH THE SOUTH LINE OF SECTION 12, NORTH 89 DEGREES 30 MINUTES 36 SECONDS WEST 598.53 FEET TO THE PLACE OF BEGINNING.

CONTAINING 58.045 MORE OR LESS ACRES (TOTAL), OF WHICH 38.960 MORE OR LESS ACRES ARE IN THE SOUTHWEST QUARTER OF SECTION 12, AND 18.736 MORE OR LESS ACRES ARE IN THE SOUTHEAST QUARTER OF SECTION 12, AND 0.349 MORE OR LESS ACRES ARE IN THE NORTHWEST QUARTER OF SECTION 19, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 465 (URBAN HILL ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

SUBJECT TO THE FOLLOWING 25 FOOT WIDE INGRESS & EGRESS EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEING A PART OF THE 61.495 ACRE TRACT CONVEYED TO J. AND C. HESSON BY DEED VOLUME 1949, PAGE 754 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 19 AND THE SOUTHWEST QUARTER OF SECTION 12, 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 STONE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19;

THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO W. FORAKER (DEED BOOK VOLUME 1133, PAGE 192), SOUTH 00 DEGREES 44 MINUTES 37 SECONDS WEST 145.00 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 465 (URBAN HILL ROAD), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 120.00 FEET;

THENCE WITH THE CENTER OF TOWNSHIP ROAD 465 (URBAN HILL ROAD) THE FOLLOWING 3 COURSES AND DISTANCES:

- 1) SOUTH 86 DEGREES 26 MINUTES 17 SECONDS WEST 30.00 FEET TO A POINT, SAID POINT BEING NORTH 14 DEGREES 13 MINUTES 38 SECONDS EAST 22.42 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

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- 2) SOUTH 86 DEGREES 26 MINUTES 17 SECONDS WEST 50.38 FEET TO A POINT;
- 3) SOUTH 80 DEGREES 41 MINUTES 27 SECONDS WEST 34.74 FEET TO A POINT, SAID POINT BEING THE TRUE PLACE OF BEGINNING;

THENCE LEAVING THE SAID ROAD AND FOLLOWING 7 COURSES AND DISTANCES:

- 1) NORTH 44 DEGREES 05 MINUTES 50 SECONDS EAST 115.06 FEET TO A POINT;
- 2) NORTH 31 DEGREES 47 MINUTES 25 SECONDS EAST 28.93 FEET TO A POINT;
- 3) NORTH 02 DEGREES 25 MINUTES 10 SECONDS EAST 46.30 FEET TO A POINT;
- 4) NORTH 26 DEGREES 53 MINUTES 35 SECONDS WEST 38.34 FEET TO A POINT;
- 5) NORTH 75 DEGREES 07 MINUTES 35 SECONDS WEST 51.49 FEET TO A POINT;
- 6) SOUTH 80 DEGREES 51 MINUTES 30 SECONDS WEST 164.21 FEET TO A POINT;
- 7) SOUTH 68 DEGREES 13 MINUTES 25 SECONDS WEST 47.13 FEET TO THE TERMINUS OF THIS EASEMENT.

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

BEARINGS ARE BASED ON THE NORTH LINE OF THE 29.15 ACRE TRACT CONVEYED TO GEORGE A. KERR, JR. BY DEED RECORDED IN VOLUME 539, PAGE 524 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND PLANNING COMMISSION SUBJECT AS PREPARED BY ME, THIS 17<sup>TH</sup> DAY OF MAY 2006.

**OFFICE COPY**

**NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

APPROVED FOR CLOSURE

*[Signature]* 5/22/2006

EXEMPT FROM  
PLANNING COMMISSION

*[Signature]* 5/22/2006

# SURVEY FOR J. & C. HESSON

AUDITORS PARCEL NUMBER  
 51-51-40-12-54-000 (ALL)-38.960 ± ACRES  
 51-51-40-12-53-000 (ALL)-18.736 ± ACRES  
 51-51-80-19-04-000 (PART)-0.349 ± ACRES

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 19, THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

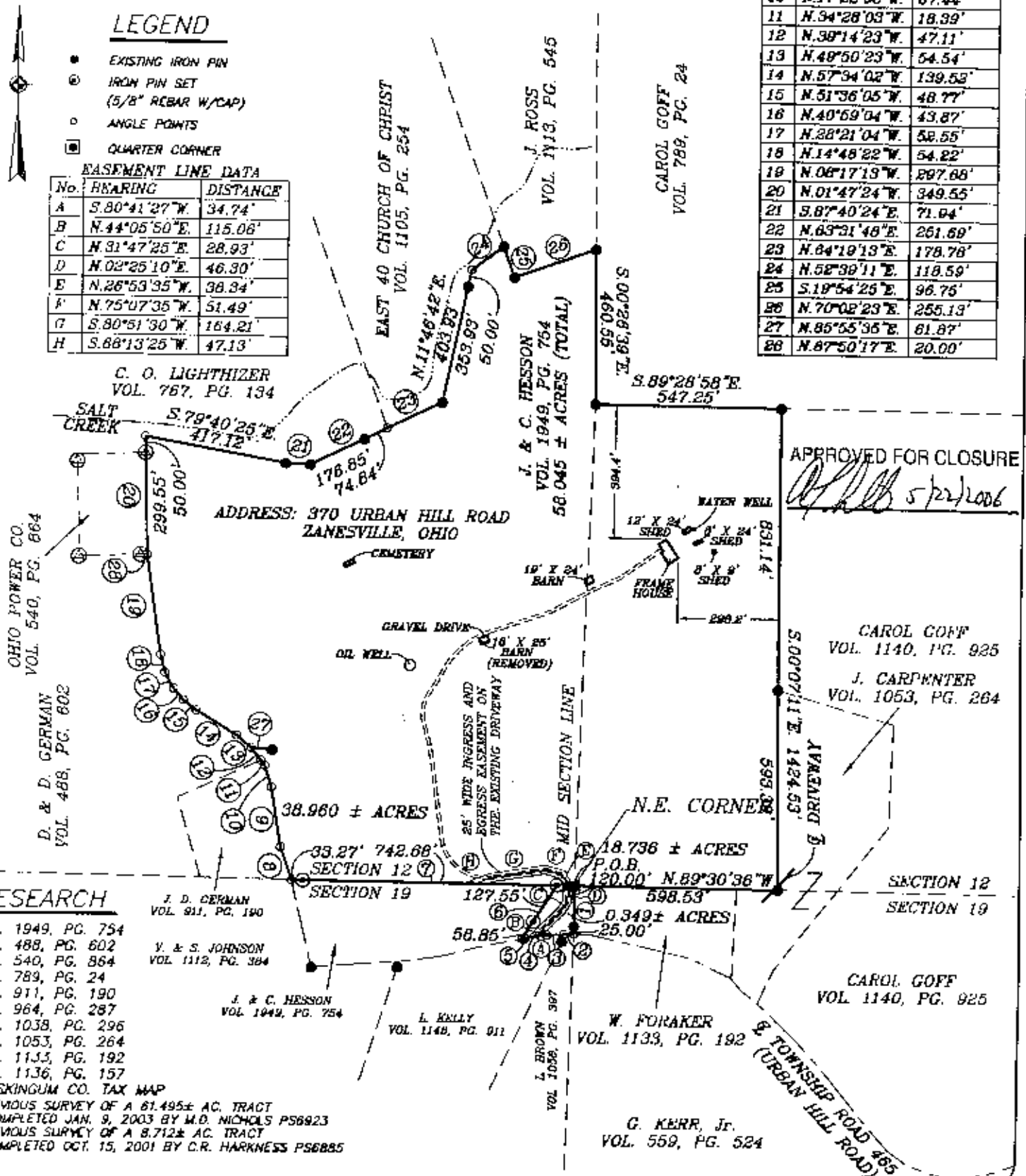
BEARINGS ARE BASED ON THE NORTH LINE OF THE 29.15 ACRE TRACT CONVEYED TO GEORGE A. KERR, JR. BY DEED RECORDED IN VOLUME 559, PAGE 524 OF THE MUSKINGUM COUNTY DEED RECORDS.

LINE DATA		
No.	BEARING	DISTANCE
1	S.00°44'37"W.	146.00'
2	S.86°28'17"W.	30.00'
3	S.86°28'17"W.	50.38'
4	S.80°41'27"W.	65.18'
5	S.78°13'37"W.	4.32'
6	N.28°42'47"E.	188.40'
7	N.89°41'47"W.	782.35'
8	N.18°30'03"W.	103.08'
9	N.08°48'03"W.	177.12'
10	N.17°22'03"W.	67.44'
11	N.34°28'03"W.	18.39'
12	N.38°14'23"W.	47.11'
13	N.49°50'23"W.	54.54'
14	N.57°34'02"W.	139.53'
15	N.51°36'05"W.	48.77'
16	N.40°59'04"W.	43.87'
17	N.28°21'04"W.	58.55'
18	N.14°48'22"W.	54.22'
19	N.06°17'19"W.	297.68'
20	N.01°47'24"W.	349.55'
21	S.87°40'24"E.	71.94'
22	N.63°21'48"E.	261.68'
23	N.64°18'13"E.	178.78'
24	N.58°39'11"E.	118.59'
25	S.19°54'25"E.	96.75'
26	N.70°02'23"E.	255.13'
27	N.85°55'36"E.	61.87'
28	N.87°50'17"E.	20.00'

## LEGEND

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

EASEMENT LINE DATA		
No.	BEARING	DISTANCE
A	S.80°41'27"W.	34.74'
B	N.44°05'50"E.	115.06'
C	N.31°47'25"E.	28.93'
D	N.02°25'10"E.	46.30'
E	N.26°53'35"W.	38.34'
F	N.75°07'35"W.	51.49'
G	S.80°51'30"W.	164.21'
H	S.88°13'25"W.	47.13'



### RESEARCH

- J. D. GERMAN VOL. 911, PG. 190
- Y. & S. JOHNSON VOL. 1112, PG. 384
- J. & C. HESSON VOL. 1949, PG. 754
- L. KELLY VOL. 1148, PG. 911
- W. FORAKER VOL. 1133, PG. 192
- G. KERR, Jr. VOL. 559, PG. 524
- OHIO POWER CO. VOL. 540, PG. 664
- D. & D. GERMAN VOL. 488, PG. 602
- C. O. LIGHTHIZER VOL. 767, PG. 134
- EAST 40 CHURCH OF CHRIST VOL. 1105, PG. 254
- J. ROSS VOL. 1113, PG. 545
- CAROL GOFF VOL. 789, PG. 24
- CAROL GOFF VOL. 1140, PG. 925
- J. CARPENTER VOL. 1053, PG. 264
- CAROL GOFF VOL. 1140, PG. 925

APPROVED FOR CLOSURE  
*[Signature]* 5/22/2006

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE TRUE AND CORRECT BY ME THIS 17th DAY OF MAY 2006.

**OFFICE COPY**  
**NOT RECORDABLE**

PLANNING COMMISSION

*[Signature]* 5/22/2006

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.

SCALE 1"=400'

0 200 400 800

**BIEDENBACH SURVEYING, INC.**  
 3010 EAST PINE, ZANESVILLE, OHIO 43701  
 phone: 740-453-4882, fax: 740-450-1000, email: biedenbach@ms.net

DRAWN BY: DEL	DATE: 05-17-06	SCALE: 1"=200'
CHECKED BY: MDN	JOB NO: 5213	DRAWING NO: D:\3213\3213.dwg