

Biedenbach Surveying, Inc.

Surveying and Mapping

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JAY BALL
AUDITORS PARCEL NUMBER
53-53-40-17-11-000 (ALL)

BEING A TRACT CONVEYED TO JAY W. AND KELLY S. BALL IN VOLUME 980, PAGE 231 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 13, RANGE 11, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, RICH HILL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING STONE AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 17;

THENCE WITH THE SOUTH LINE OF THE SAID SECTION, ALSO BEING THE NORTH LINE OF A TRACT CONVEYED TO ROBERT L. CREEL AND JEAN SHELBY IN VOLUME 730, PAGE 290 AND A TRACT CONVEYED TO BRADLEY AND DEBRA D. ST CLAIR IN VOLUME 898, PAGE 118, SOUTH 89 DEGREES 42 MINUTES 52 SECONDS WEST 1136.51 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE CONTINUING WITH THE SAID SOUTH LINE, ALSO BEING THE NORTH LINE OF A TRACT CONVEYED TO BRADLEY AND DEBRA D. ST CLAIR IN O.R. VOLUME 1558, PAGE 172 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SOUTH 88 DEGREES 41 MINUTES 04 SECONDS WEST 988.20 FEET TO AN IRON PIN SET, SAID IRON PIN BEING NORTH 88 DEGREES 41 MINUTES 04 SECONDS EAST 539.28 FEET FROM AN EXISTING STONE AT THE SOUTHWEST CORNER OF THE SAID SECTION 17;

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE EAST LINE OF A TRACT CONVEYED TO WILLIAM O. AND CLARA S. AULT IN VOLUME 1018, PAGE 360, NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST 1659.84 FEET TO AN IRON PIN SET;

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO BRIAN J. TOM, TRUSTEE IN O.R. VOLUME 2330, PAGE 89, NORTH 88 DEGREES 44 MINUTES 33 SECONDS EAST 2129.34 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO DANIEL P. AND AMY E. VANHORN IN VOLUME 1129, PAGE 707, AND A TRACT CONVEYED TO STEPHEN R. SHURTER AND KARINA A. LAGERSTROM IN O.R. VOLUME 1951, PAGE 110, SOUTH 00 DEGREES 06 MINUTES 05 SECONDS WEST 746.58 FEET TO A POINT, SAID POINT BEING SOUTH 71 DEGREES 06 MINUTES 02 SECONDS WEST 30.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO ALBERT E. AND BARBARA J. PARMER IN O.R. VOLUME 1641, PAGE 659, SOUTH 00 DEGREES 00 MINUTES 17 SECONDS EAST 931.64 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 81.238 ACRES, SUBJECT TO AN INGRESS/EGRESS EASEMENT AS RECORDED IN VOLUME 1129, PAGE 712, AND ALL LEGAL ROAD RIGHT OF WAYS OF NORTH LEEDOM ROAD (TOWNSHIP ROAD 208) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 23.136 MORE OR LESS ACRE TRACT COMPLETED THE 10th OF MAY, 1978 BY W. J. BIEDENBACH PS 5718.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 26TH DAY OF OCTOBER 2011, FROM A FIELD SURVEY COMPLETED THE 25TH DAY OF MARCH 2011.

OFFICE COPY
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6922

NOT RECORDABLE



DESCRIPTION
APPROVED
By: *[Signature]* 11/11/2011

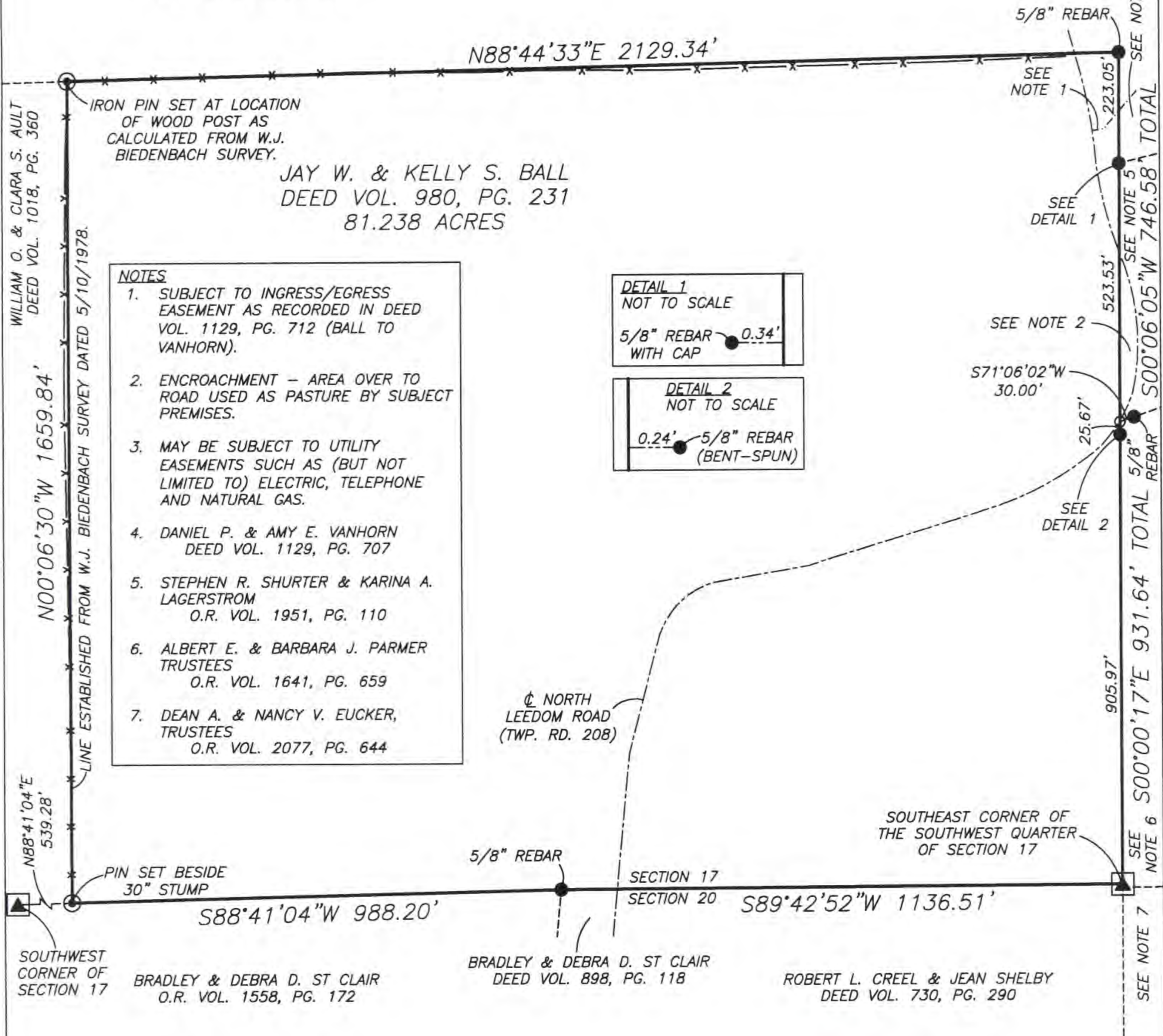
SURVEY FOR JAY BALL

AUDITORS PARCEL NUMBER
53-53-40-17-11-000 (ALL)

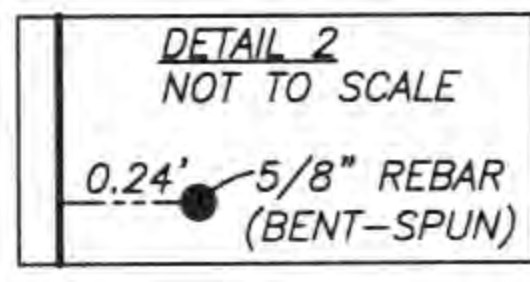
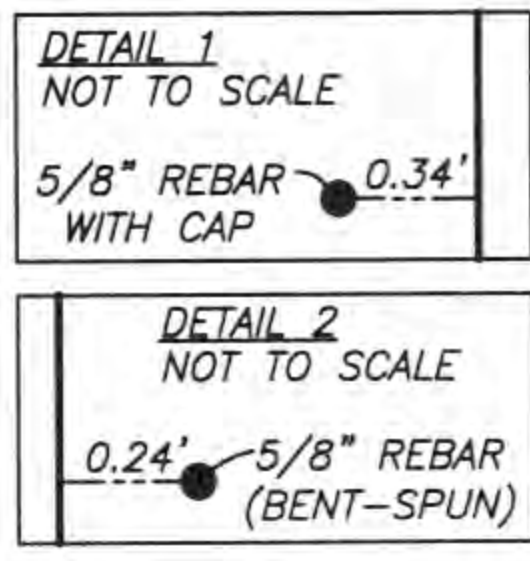
BEING A TRACT CONVEYED TO JAY W. AND KELLY S. BALL IN VOLUME 980, PAGE 231 OF THE MUSKINGUM COUNTY DEED RECORDS SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 13, RANGE 11, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, RICH HILL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 23.136± ACRES TRACT COMPLETED THE 10th OF MAY, 1978 BY W.J. BIEDENBACH PS 5718.

BRIAN J. TOM, TRUSTEE
O.R. VOL. 2330, PG. 89



- NOTES**
1. SUBJECT TO INGRESS/EGRESS EASEMENT AS RECORDED IN DEED VOL. 1129, PG. 712 (BALL TO VANHORN).
 2. ENCROACHMENT - AREA OVER TO ROAD USED AS PASTURE BY SUBJECT PREMISES.
 3. MAY BE SUBJECT TO UTILITY EASEMENTS SUCH AS (BUT NOT LIMITED TO) ELECTRIC, TELEPHONE AND NATURAL GAS.
 4. DANIEL P. & AMY E. VANHORN DEED VOL. 1129, PG. 707
 5. STEPHEN R. SHURTER & KARINA A. LAGERSTROM O.R. VOL. 1951, PG. 110
 6. ALBERT E. & BARBARA J. PARMER TRUSTEES O.R. VOL. 1641, PG. 659
 7. DEAN A. & NANCY V. EUCKER, TRUSTEES O.R. VOL. 2077, PG. 644



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 41.636± AC. TRACT COMPLETED APRIL 26, 2004 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 23.136± AC. TRACT COMPLETED MAY 10, 1978 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 39.42 AND 0.64 AC. TRACTS COMPLETED NOV. 3, 2000 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 3.2672± AC. TRACT COMPLETED AUG. 23, 1996 BY S.B. WALTON PS7675

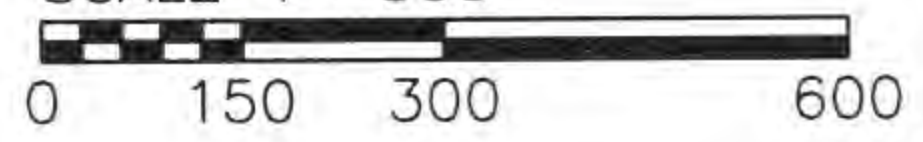
LEGEND

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

DESCRIPTION APPROVED

By: *[Signature]*

SCALE 1"=300'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 26th DAY OF OCTOBER, 2011, FROM A FIELD SURVEY COMPLETED THE 25th DAY OF OCTOBER, 2011.

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, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, 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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phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL	DATE: 10-26-11	SCALE: 1"=300'
CHECKED BY: MDN	JOB NO: 5538	DRAWING NO: z:\5538\5538.dwg