

# Biedenbach Engineering, Inc.

3010 East Pike  
Zanesville, OH 43701

Civil Engineering and Land Surveying

Telephone (740) 453-4850  
Fax (740) 450-1000  
E-mail [biedenbach@ee.net](mailto:biedenbach@ee.net)

ALLERGRA BLACKSTONE  
AUDITORS PARCEL NUMBERS  
53-53-40-17-16-000 (ALL) - 36.075 MORE OR LESS ACRES  
53-53-40-17-13-000 (ALL) - 41.636 MORE OR LESS ACRES

SNR

BEING A PART OF THE SOUTHEAST 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 IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17;

THENCE WITH THE SOUTH LINE OF SECTION 17, NORTH 85 DEGREES 19 MINUTES 56 SECONDS WEST 1207.37 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SOUTH LINE OF SECTION 17 AND WITH THE EAST LINE OF A TRACT CONVEYED TO A. AND B. PARMER (VOLUME 1641, PAGE 659), NORTH 06 DEGREES 30 MINUTES 50 SECONDS EAST 1434.99 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-BENT) AT THE NORTHEAST CORNER OF SAID PARMER TRACT;

THENCE WITH THE NORTH LINE OF SAID PARMER, SOUTH 76 DEGREES 09 MINUTES 24 SECONDS WEST 1579.84 FEET TO A POINT, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 1549.84 FEET;

THENCE WITH THE WEST LINE OF THE ABOVE SAID SOUTHEAST QUARTER OF SECTION 17, NORTH 05 DEGREES 09 MINUTES 20 SECONDS EAST 523.50 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO D. AND A. VANHORN (VOLUME 1129, PAGE 707);

THENCE WITH THE SOUTH LINE OF SAID VANHORN TRACT, NORTH 81 DEGREES 04 MINUTES 52 SECONDS EAST 322.29 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF SAID VANHORN TRACT

THENCE WITH THE EAST LINE OF SAID VANHORN TRACT, NORTH 05 DEGREES 09 MINUTES 57 SECONDS EAST 399.63 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF SAID VANHORN TRACT;

THENCE WITH THE NORTH LINE OF SAID VANHORN TRACT, SOUTH 81 DEGREES 05 MINUTES 43 SECONDS WEST 446.24 FEET TO AN EXISTING RAILROAD SPIKE IN THE CENTER OF TOWNSHIP ROAD 208 (NORTH LEEDOM ROAD)

THENCE WITH THE CENTER OF SAID TOWNSHIP ROAD THE FOLLOWING SEVEN COURSES AND DISTANCES;

- 1) NORTH 07 DEGREES 38 MINUTES 36 SECONDS WEST 39.15 FEET TO A POINT;
- 2) NORTH 13 DEGREES 42 MINUTES 44 SECONDS EAST 207.80 FEET TO A POINT;
- 3) NORTH 26 DEGREES 16 MINUTES 12 SECONDS EAST 243.88 FEET TO A POINT;
- 4) NORTH 34 DEGREES 43 MINUTES 11 SECONDS EAST 137.40 FEET TO A POINT;
- 5) NORTH 56 DEGREES 12 MINUTES 48 SECONDS EAST 165.76 FEET TO A POINT;
- 6) NORTH 73 DEGREES 45 MINUTES 27 SECONDS EAST 231.99 FEET TO A POINT;
- 7) NORTH 86 DEGREES 51 MINUTES 32 SECONDS EAST 184.20 FEET TO AN EXISTING RAILROAD SPIKE;

THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF A TRACT CONVEYED TO P. McELFRESH (VOLUME 852, PAGE 58), SOUTH 37 DEGREES 02 MINUTES 23 SECONDS EAST 1563.86 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF SAID McELFRESH TRACT, PASSING AN EXISTING IRON PIN AT 40.00 FEET;

THENCE WITH THE SOUTH LINE OF SAID McELFRESH TRACT, NORTH 85 DEGREES 27 MINUTES 25 SECONDS EAST 1038.19 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-BENT) ON THE EAST LINE OF SECTION 17;

THENCE WITH THE EAST LINE OF SECTION 17, SOUTH 04 DEGREES 54 MINUTES 18 SECONDS WEST 1624.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 77.711 MORE OR LESS ACRES TOTAL, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 208 (NORTH LEEDOM ROAD) AND A 20 FOOT UTILITY EASEMENT TO MAINTAIN THE EXISTING WELL AND SPRING AS RECORDED IN VOLUME 1129, PAGE 707 AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE EAST LINE OF THE PREVIOUS SURVEY OF 40.009 ACRES AS RECORDED IN VOLUME 1641, PAGE 659 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AND TRUE AND BE TRUE TO ME, THIS 26<sup>TH</sup> DAY OF APRIL 2004.

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY *[Signature]*  
4-29-2004

# SURVEY FOR ALLERGRA BLACKSTONE

AUDITORS PARCEL NUMBERS

53-53-40-17-16-000 (ALL) - 38.075 ± ACRES

53-53-40-17-13-000 (ALL) - 41.636 ± ACRES

BEING A PART OF THE SOUTHEAST 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 EAST LINE OF THE PREVIOUS SURVEY OF 40.009 ACRES AS RECORDED IN VOLUME 1641, PAGE 659 OF THE MUSKINGUM COUNTY DEED RECORDS.

**RESEARCH:**

VOL. 704, PG. 59  
 VOL. 909, PG. 55  
 VOL. 1843, PG. 715  
 PREVIOUS SURVEY OF  
 3.2672 ACRES BY S. B.  
 WALTON (PS#7675), DATED  
 08/23/96.  
 U.S.G.S. (NORWICH QUAD)  
 MUSKINGUM CO. TAX MAP

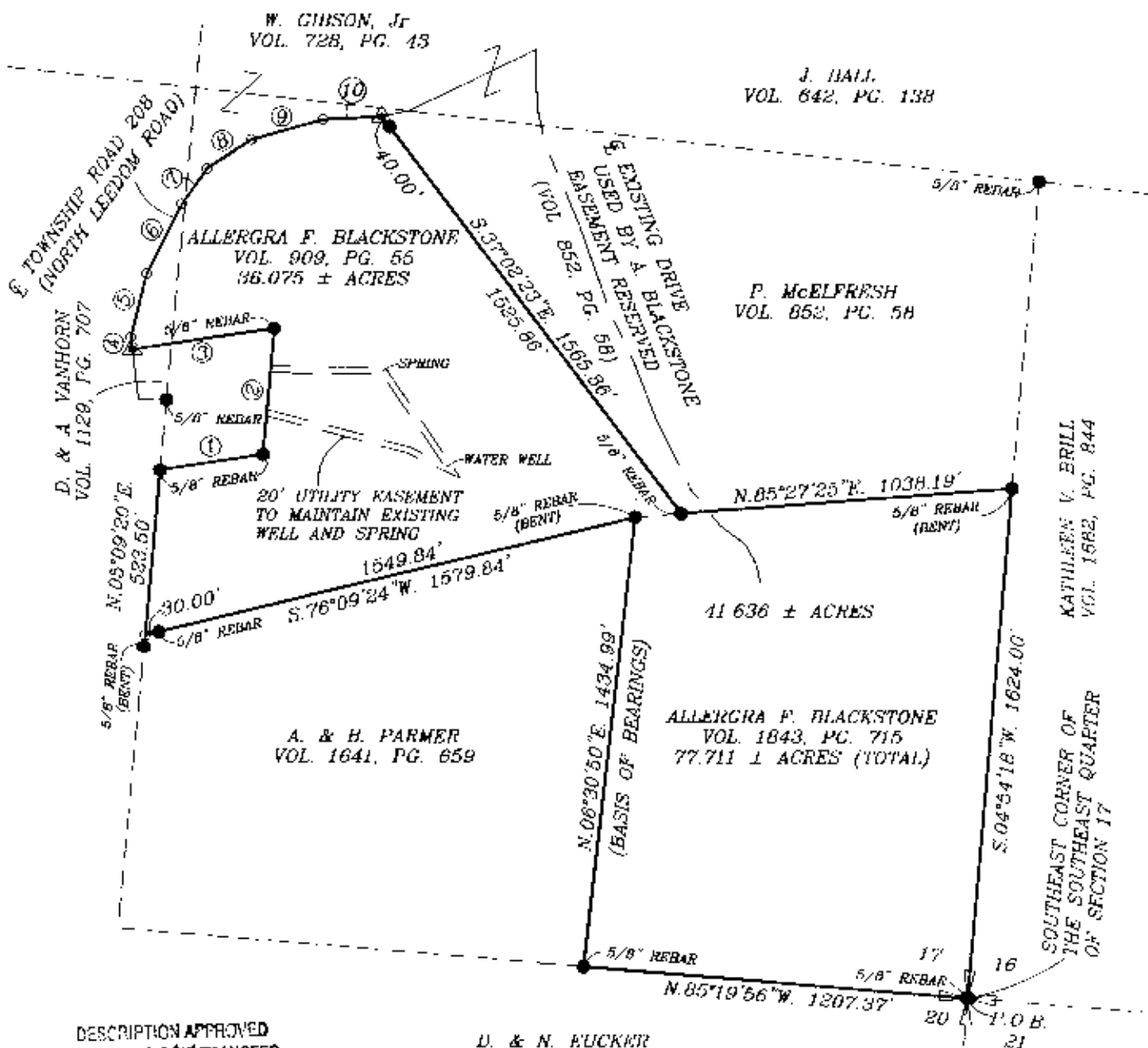
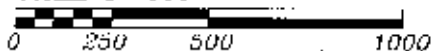
**LINE DATA**

No	BEARING	DISTANCE'
1	N.81°04'52"E.	322.29'
2	N.05°09'57"E.	399.63'
3	S.81°05'43"W.	446.24'
4	N.07°38'36"W.	39.15'
5	N.13°42'44"E.	207.80'
6	N.26°16'12"E.	243.88'
7	N.34°43'11"E.	137.40'
8	N.56°12'40"E.	165.76'
9	N.73°45'27"E.	231.99'
10	N.86°51'32"E.	184.20'

## LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ⊕ SECTION CORNER
- ▲ EXISTING RAILROAD SPIKE

SCALE 1" = 500'



DESCRIPTION APPROVED FOR RECORD TRANSFER BY *[Signature]*

4-29-2004

D. & N. EUCKER  
 VOL. 1641, PG. 659

**BIEDENBACH ENGINEERING, INC.**  
 ZANESVILLE, OHIO  
 (740) 453-4850

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 APRIL 2004.

OFFICE COPY  
 NOT RECORDABLE

MICHAEL D. NICHOLS  
 REGISTERED SURVEYOR #6923

DRAWN BY: AJS	DATE: 04-26-04
SCALE: 1"=500'	CHECKED BY: MDN
JOB NO: 5065	DRAWING NO: D:\5065\5065