

53-40-20-08-001  
4550 LEEDOM RD

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850  
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BRYAN S. AND LORI A. PRATER  
AUDITORS PARCEL NUMBER 53-53-40-20-08-000 (PART)

BEING A PART OF THE 13.469 ACRE TRACT CONVEYED TO BRYAN S. AND LORI A. PRATER BY DEED RECORDED IN VOLUME 1035, PAGE 65 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 20, 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20;

THENCE SOUTH 03 DEGREES 13 MINUTES 08 SECONDS WEST 1140.60 FEET (DEED) ALONG THE WEST LINE OF SECTION 20, TO A POINT IN THE CENTER OF SR 146;

THENCE SOUTH 48 DEGREES 44 MINUTES 50 SECONDS EAST 548.24 FEET (DEED) ALONG THE CENTER OF SR 146, TO A POINT;

THENCE CONTINUING WITH THE SAID CENTER, SOUTH 48 DEGREES 36 MINUTES 53 SECONDS EAST 294.94 FEET TO A POINT AT THE INTERSECTION OF THE CENTERLINES OF SR 146 AND TOWNSHIP ROAD 208 (NORTH LEEDOM ROAD), THE SAID POINT BEING SOUTH 65 DEGREES 25 MINUTES 30 SECONDS WEST 55.10 FEET FROM AN IRON PIN SET, SAID POINT ALSO BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE CENTER OF SR 146 AND WITH THE CENTER OF SAID TOWNSHIP ROAD 208 THE NEXT SEVEN COURSES AND DISTANCES:

- 1) NORTH 45 DEGREES 49 MINUTES 24 SECONDS EAST 112.24 FEET TO A POINT;
- 2) NORTH 38 DEGREES 55 MINUTES 42 SECONDS EAST 52.81 FEET TO A POINT;
- 3) NORTH 23 DEGREES 05 MINUTES 45 SECONDS EAST 64.10 FEET TO A POINT;
- 4) NORTH 11 DEGREES 35 MINUTES 00 SECONDS EAST 61.53 FEET TO A POINT;
- 5) NORTH 15 DEGREES 58 MINUTES 30 SECONDS EAST 35.79 FEET TO A POINT;
- 6) NORTH 32 DEGREES 23 MINUTES 22 SECONDS EAST 49.35 FEET TO A POINT;
- 7) NORTH 43 DEGREES 44 MINUTES 25 SECONDS EAST 40.60 FEET TO A POINT;

THENCE LEAVING THE SAID TOWNSHIP ROAD, SOUTH 48 DEGREES 36 MINUTES 53 SECONDS EAST 262.31 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 24.23 FEET;

THENCE SOUTH 41 DEGREES 23 MINUTES 07 SECONDS WEST 400.56 FEET TO THE CENTER OF THE ABOVE SAID SR 146, PASSING AN IRON PIN SET AT 365.56 FEET;

THENCE WITH THE SAID CENTER, NORTH 48 DEGREES 36 MINUTES 53 SECONDS WEST 196.63 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.000 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF SR 146 AND TOWNSHIP ROAD 208, AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

THE BEARINGS ARE BASED ON THE DEED BEARINGS OF THE 13.469 MORE OR LESS ACRE TRACT (VOLUME 1035, PAGE 65).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 12th DAY OF MARCH 1999.

**OFFICE COPY  
NOT RECORDABLE**

W. J. BIEDENBACH  
REGISTERED SURVEYOR

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *[Signature]*

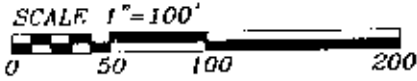
3-16-99

# SURVEY FOR BRYAN PRATER

AUDITORS PARCEL NUMBER  
53-53-40-20-08-000 (PART)

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BEARINGS ARE BASED ON THE DEED BEARINGS OF THE 13.469 MORE OR LESS ACRE TRACT (VOLUME 1035, PAGE 65).



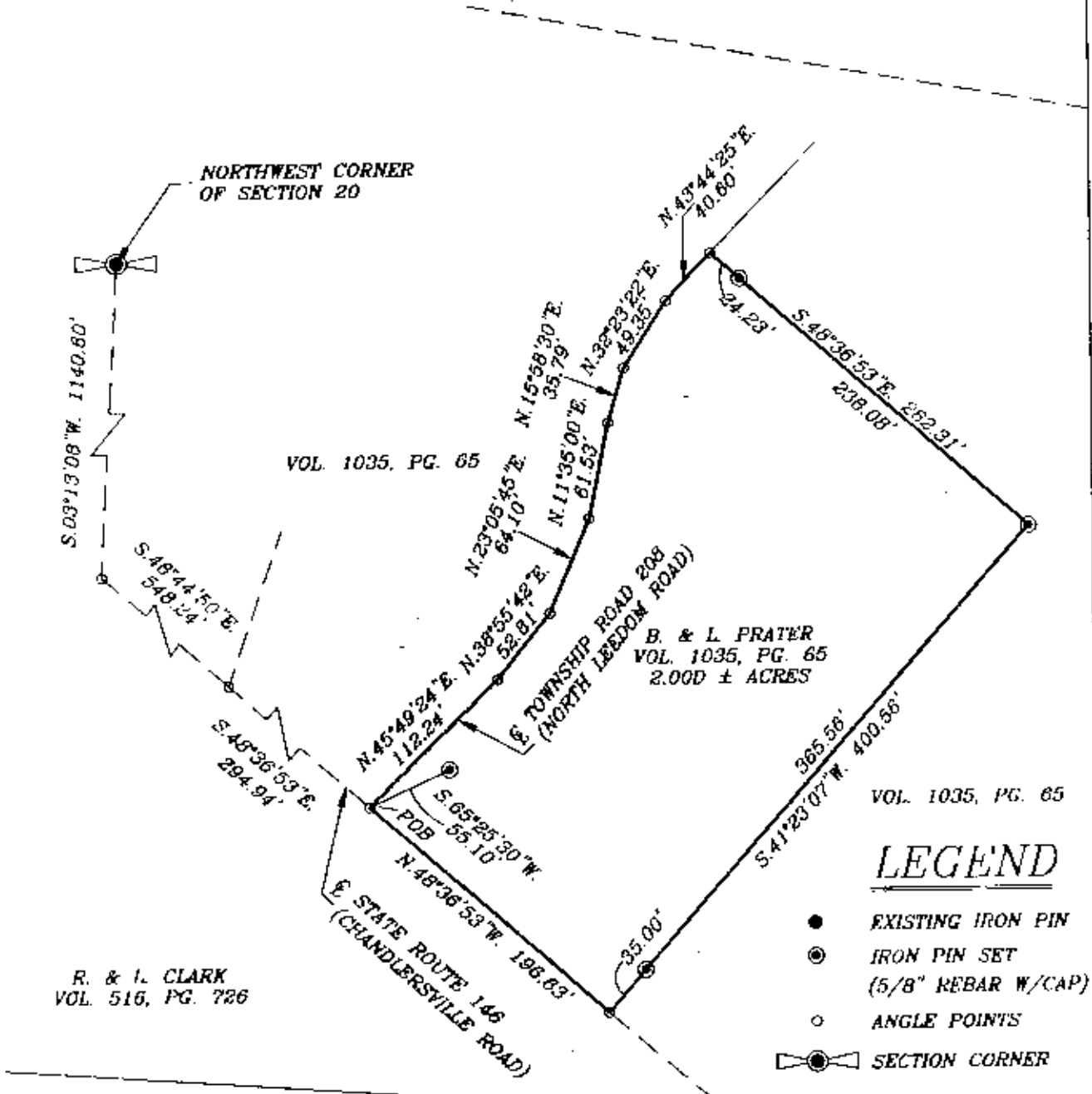
**RESEARCH:**

VOL. 1035, PG. 65  
VOL. 805, PG. 246  
VOL. 1001, PG. 463

PREVIOUS SURVEY OF 6.551 ACRES BY  
C.R. HARKNESS RS #6885 (01-26-93).

PREVIOUS SURVEY OF 120.587 ACRES  
BY T.J. FINLEY #S-7222 (06-11-97).

MUSKINGUM COUNTY TAX MAP



R. & I. CLARK  
VOL. 516, PG. 726

VOL. 1035, PG. 65

**LEGEND**

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

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY *[Signature]*

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 12th DAY OF MARCH 1999.

**OFFICE COPY  
NOT RECORDABLE**

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(740) 453-4850

DRAWN BY: AJS	DATE: 03-12-99
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 4405	DRAWING NO: D:\4405\4405