

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
3120 LISA LANE, ZANESVILLE, OHIO 43701 (614)453-4850

KEVIN & TAMMY VAN FOSSEN ⁰⁶ -006
PART OF PARCEL NUMBER 60-60-30-01-000

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM,
TOWNSHIP OF SALT CREEK, BEING IN THE SOUTHWEST QUARTER OF
SECTION 1, RANGE 12 WEST; TOWNSHIP 13 NORTH, OF "THE CONGRESS
LANDS EAST OF THE SCIOTO RIVER" AND BEING BOUNDED AND
DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF SECTION
1; THENCE BY DEED WITH THE SOUTH LINE OF SECTION 1, NORTH 89
DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF 547.57 FEET
TO AN IRON PIN FOUND IN THE CENTERLINE OF COUNTY ROAD NUMBER
105; THENCE WITH THE CENTER LINE OF COUNTY ROAD NUMBER 105
NORTH 01 DEGREE 00 MINUTES 20 SECONDS WEST A DISTANCE OF 100
FEET TO THE PLACE OF BEGINNING FOR THE TRACT HEREIN
DESCRIBED; THENCE CONTINUING NORTH 01 DEGREE 00 MINUTES 20
SECONDS WEST A DISTANCE OF 312.88 FEET TO A POINT IN THE
CENTERLINE OF COUNTY ROAD NUMBER 105; THENCE LEAVING SAID
ROAD SOUTH 89 DEGREES 39 MINUTES 03 SECONDS EAST A DISTANCE
OF 705.08 FEET TO AN IRON PIN SET, PASSING AN IRON PIN FOUND
WITH I.D. CAP STAMPED "CLAUS 6456" AT A DISTANCE OF 17.50
FEET; THENCE SOUTH 01 DEGREE 00 MINUTES 20 SECONDS EAST A
DISTANCE OF 305.10 FEET TO AN IRON PIN SET; THENCE SOUTH 89
DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 704.94 FEET
TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT A
DISTANCE OF 674.94 FEET.

CONTAINING 5.000 MORE OR LESS ACRES. SUBJECT TO ALL LEGAL
ROAD EASEMENTS.

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

BEARINGS ARE BASED ON A PREVIOUS SURVEY RECORDED IN DEED BOOK
1186 PAGE 502.

SUBJECT TO A 30.00 FEET WIDE EASEMENT BEING RESERVED UNTO THE
GRANTOR, HIS HEIRS, AND/OR ASSIGNS, FOREVER. SAID EASEMENT
IS FOR THE PURPOSE OF RUNNING UTILITIES TO OTHER PARCELS OF
LAND ON OR NEAR COUNTY ROAD NUMBER 105. SAID EASEMENT RUNS
IN A NORTH-SOUTH DIRECTION ACROSS THE WEST END OF THE ABOVE
DESCRIBED PROPERTY WITH THE WEST LINE OF SAID EASEMENT BEING
THE CENTERLINE OF COUNTY ROAD NUMBER 105.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE PLAT AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6TH DAY OF
JANUARY 1995.

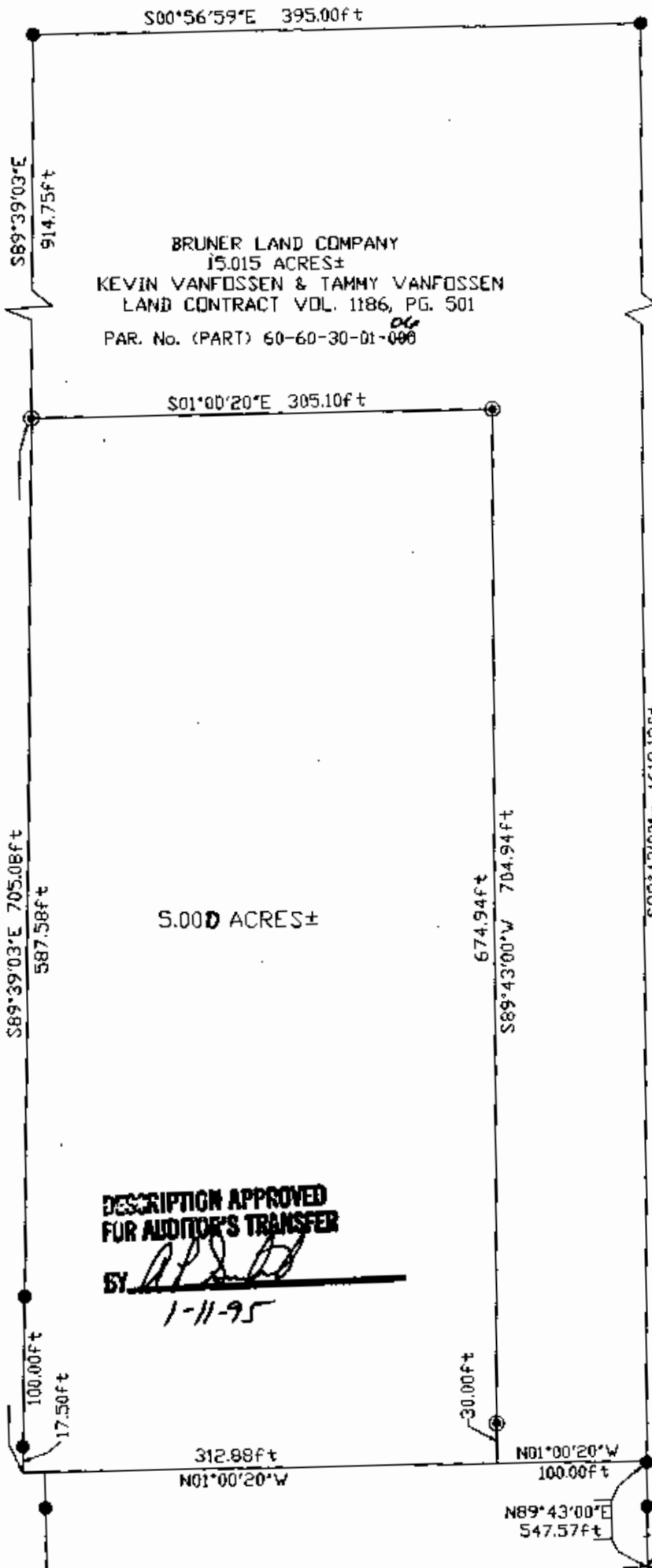
OFFICE COPY
W. J. BIEDENBACH
NOT RECORDED 18

D3840-6 VAN FOSSEN

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

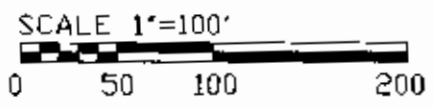
1-11-95



BRUNER LAND COMPANY
 15.015 ACRES±
 KEVIN VANFOSSEN & TAMMY VANFOSSEN
 LAND CONTRACT VOL. 1186, PG. 501
 PAR. No. (PART) 60-60-30-01-000

5.00 ACRES±

DESCRIPTION APPROVED
 FOR AUDITOR'S TRANSFER
 BY *[Signature]*
 1-11-95



LEGEND

- IRON PIN FOUND
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)

SITUATED IN THE STATE OF OHIO
 COUNTY OF MUSKINGUM, TOWNSHIP
 OF SALT CREEK, BEING IN THE
 SOUTHWEST QUARTER OF SECTION
 ONE, RANGE TWELVE, TOWNSHIP
 13, OF THE CONGRESS LANDS EAST
 OF THE SCIOTO RIVER.

BEARINGS ARE BASED ON A PREVIOUS
 SURVEY RECORDED IN DEED BOOK
 1186, PAGE 502 OF THE MUSKINGUM
 COUNTY DEED RECORDS.

RESEARCH:
 DEED VOLUME 1186, PAGE 502
 SURVEY PLAT FOR BRUNER LAND
 COMPANY SURVEYED BY ROGER W.
 CLAUS, REGISTERED SURVEYOR
 #6456.
 MUSKINGUM COUNTY TAX MAPS

SOUTHWEST CORNER
 OF SECTION No. 1

I HEREBY CERTIFY TO THE BEST OF MY
 KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
 SURVEY TO BE CORRECT AS PREPARED BY ME,
 THIS 5th DAY OF JANUARY, 1995.

**OFFICE COPY
 NOT RECORDABLE**

W.J. BIEDENBACH
 REGISTERED SURVEYOR #5718

**W.J. BIEDENBACH & ASSOC.
 SURVEYING & MAPPING
 ZANESVILLE, OHIO
 (614) 453-4850**

DRAWN BY: WJB	DATE: 1-5-95
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: VanFossen.	© Vacated 2/26/95