

175 RIX MILLS RD

Biedenbach Surveying, Inc.

Land Surveying and Construction Layout

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ROBERT W. AND MARY M. RUSSELL AUDITORS PARCEL NUMBER 66-66-20-09-03-000 (ALL)

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (1 INCH REBAR) AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9;

THENCE WITH THE WEST LINE OF THE SAID NORTHEAST QUARTER AND THE EAST LINE OF THE TRACTS CONVEYED TO BOSKY GROUP, LLC BY DEED RECORDED IN OFFICIAL RECORD BOOK 2068, PAGE 184 OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 02 DEGREES 25 MINUTES 15 SECONDS EAST, PASSING AN EXISTING STONE AT 866.14 FEET, A TOTAL DISTANCE OF 2070.71 FEET TO AN EXISTING IRON PIN (3/4 INCH ID PIPE);

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO FOUR B'S (OR BOOK 1974, PAGE 339), SOUTH 63 DEGREES 37 MINUTES 48 SECONDS EAST 2004.94 FEET TO A POINT IN COUNTY ROAD 55 (RIX MILLS ROAD), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SAID FOUR B'S TRACT, PASSING EXISTING IRON PINS AT 475.48 FEET (5/8 INCH REBAR), 799.02 FEET (5/8 INCH REBAR), AND 1989.22 FEET (3/4 INCH ID PIPE);

THENCE WITH THE EAST LINE OF THE SAID FOUR B'S TRACT, NORTH 33 DEGREES 44 MINUTES 55 SECONDS EAST 178.66 FEET TO A POINT IN THE SAID ROAD;

THENCE LEAVING THE SAID EAST LINE, SOUTH 56 DEGREES 06 MINUTES 25 SECONDS EAST 23.74 FEET TO AN IRON PIN SET ON THE EAST RIGHT OF WAY LINE OF THE SAID COUNTY ROAD;

THENCE WITH THE SAID EAST RIGHT OF WAY LINE (ALSO THE WEST LINE OF TRACTS CONVEYED TO LIGHTHOUSE BAPTIST CHURCH, DEED VOLUME 1071, PAGE 112 AND TO THE NEW CONCORD BIBLE CHURCH, DEED VOLUME 892, PAGE 115) THE NEXT 7 COURSES AND DISTANCES:

1. SOUTH 34 DEGREES 16 MINUTES 40 SECONDS WEST 176.19 FEET TO A POINT;
2. SOUTH 28 DEGREES 59 MINUTES 21 SECONDS WEST 98.65 FEET TO A POINT;
3. SOUTH 18 DEGREES 39 MINUTES 09 SECONDS WEST 92.81 FEET TO A POINT;
4. SOUTH 10 DEGREES 46 MINUTES 51 SECONDS WEST 96.04 FEET TO A POINT;
5. SOUTH 08 DEGREES 42 MINUTES 25 SECONDS WEST 310.98 FEET TO A POINT;
6. SOUTH 08 DEGREES 09 MINUTES 24 SECONDS WEST 178.47 FEET TO A POINT;
7. SOUTH 13 DEGREES 01 MINUTES 20 SECONDS WEST 63.98 FEET TO AN IRON PIN SET, SAID IRON PIN BEING NORTH 45 DEGREES 22 MINUTES 39 SECONDS WEST 429.23 FEET FROM AN EXISTING IRON PIN (3/4 INCH ID PIPE);

THENCE LEAVING THE SAID EAST LINE, NORTH 45 DEGREES 22 MINUTES 39 SECONDS WEST 22.34 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID COUNTY ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT CONVEYED TO JAMES STURTZ (DEED VOLUME 1102, PAGE 137);

THENCE WITH THE WEST LINE OF THE SAID STURTZ TRACT AND THE CENTER OF THE SAID COUNTY ROAD THE NEXT 3 COURSES AND DISTANCES:

1. SOUTH 27 DEGREES 59 MINUTES 49 SECONDS WEST 139.77 FEET TO A POINT;
2. SOUTH 46 DEGREES 10 MINUTES 49 SECONDS WEST 291.25 FEET TO A POINT;
3. SOUTH 35 DEGREES 08 MINUTES 51 SECONDS WEST 132.02 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE SAID NORTHEAST QUARTER OF SECTION 9;

THENCE WITH THE SAID SOUTH LINE, NORTH 87 DEGREES 16 MINUTES 58 SECONDS WEST 1355.10 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (3/8 INCH REBAR) AT 25.58 FEET.

CONTAINING 65.821 MORE OR LESS ACRES TOTAL, SUBJECT TO ALL LEGAL RIGHT OF WAYS OF COUNTY ROAD 55 (RIX MILLS ROAD), SUBJECT TO THE RESERVOIR AND PIPELINE EASEMENT CONVEYED FROM MARY BESSIE McDONALD TO THE GENERAL ELECTRIC COMPANY BY DEED VOLUME 489, PAGE 77, AND ALL OTHER APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 42.76 ACRES, IN THE SOUTHWEST QUARTER OF SECTION 10, DATED JUNE 23, 2000 BY CHARLES R. HARKNESS P. S. 6885.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 27TH DAY OF FEBRUARY 2007.

NOT RECORDBABLE
OFFICE COPY
MICHIGAN
REGISTERED SURVEYORS

APPROVED FOR CLOSURE
[Signature] 3/15/2007

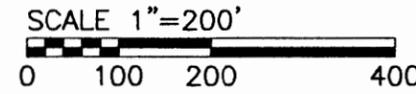
EXEMPT FROM
PLANNING COMMISSION
[Signature] 3/15/2007

SURVEY FOR ROBERT RUSSELL

AUDITORS PARCEL NUMBER
66-66-20-09-03-000 (ALL)

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1,
RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP,
MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 42.76 ACRES, IN
THE SOUTHWEST QUARTER OF SECTION 10, DATED JUNE 23, 2000, BY
CHARLES R. HARKNESS, P.S. 6885.



LEGEND

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

RESEARCH

DEEDS AS SHOWN
MUSKINGUM COUNTY TAX MAP
PREVIOUS SURVEY OF WEDGEWOOD SUBDIVISION
COMPLETED OCT. 14, 1982 BY W.J. BIEDENBACH
PS 5718
PREVIOUS SURVEY OF A 91.747± AC. TRACT
COMPLETED JUNE 29, 2002 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 55.38± AC. TRACT
COMPLETED APRIL, 10 1956 BY ALDEN E. STILSON &
ASSOCIATES
PREVIOUS SURVEY OF A 42.76± AC. TRACT
COMPLETED JUNE 23, 2000 BY C.R. HARKNESS
PS6885

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.

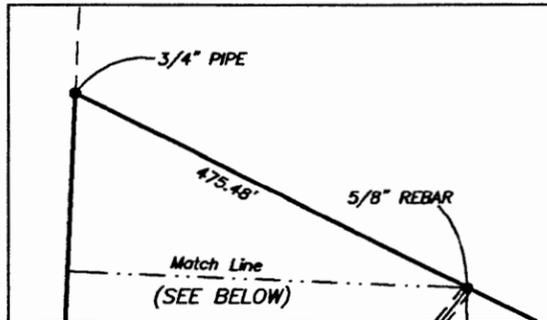
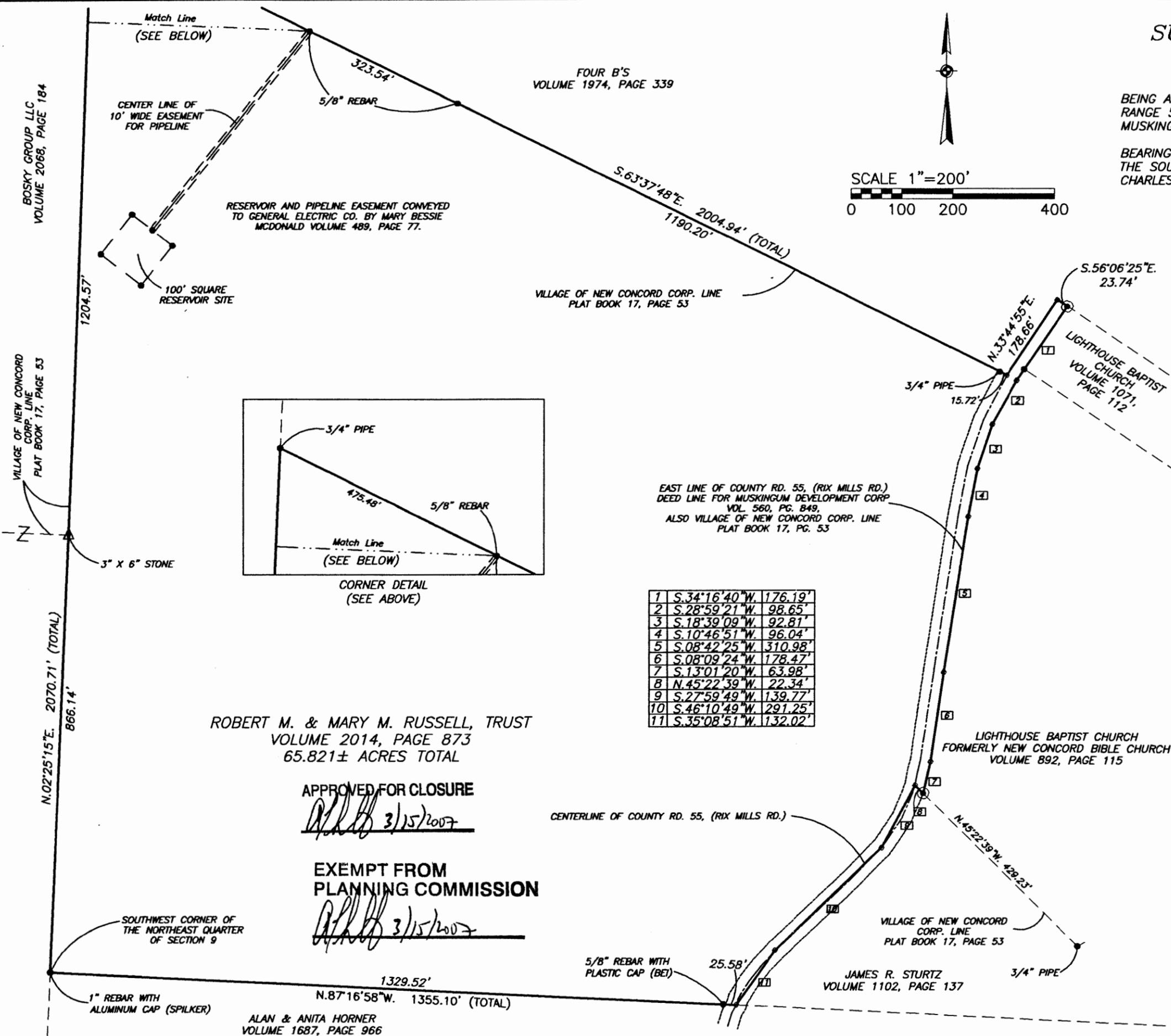
I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 2nd DAY OF MARCH, 2007.

OFFICE COPY
MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

BIEDENBACH SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: biedenbach@oe.net

DRAWN BY: JWL	DATE: 02-03-07	SCALE: 1"=200'
CHECKED BY: MDN	JOB NO: 5273	DRAWING NO: D:\5273\5273.dwg



CORNER DETAIL
(SEE ABOVE)

EAST LINE OF COUNTY RD. 55, (RIX MILLS RD.)
DEED LINE FOR MUSKINGUM DEVELOPMENT CORP
VOL. 560, PG. 849,
ALSO VILLAGE OF NEW CONCORD CORP. LINE
PLAT BOOK 17, PG. 53

1	S.34°16'40\"	176.19'
2	S.28°59'21\"	98.65'
3	S.18°39'09\"	92.81'
4	S.10°46'51\"	96.04'
5	S.08°42'25\"	310.98'
6	S.08°09'24\"	178.47'
7	S.13°01'20\"	63.98'
8	N.45°22'39\"	22.34'
9	S.27°59'49\"	139.77'
10	S.46°10'49\"	291.25'
11	S.35°08'51\"	132.02'

ROBERT M. & MARY M. RUSSELL, TRUST
VOLUME 2014, PAGE 873
65.821± ACRES TOTAL

APPROVED FOR CLOSURE

[Signature] 3/15/2007

EXEMPT FROM
PLANNING COMMISSION

[Signature] 3/15/2007

SOUTHWEST CORNER OF
THE NORTHEAST QUARTER
OF SECTION 9

ALAN & ANITA HORNER
VOLUME 1687, PAGE 966