

70-SB-01-06
2236 EAST PIKE

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M. E. BLACKWOOD, TRUSTEE AUDITORS PARCEL NUMBER

71-70-SB-01-06-000 (ALL) - 7.571 MORE OR LESS ACRES
71-70-SB-01-20-000 (ALL) - 0.518 MORE OR LESS ACRES

BEING ALL OF THE FIRST, SECOND AND SIXTH PARCELS CONVEYED TO M. E. BLACKWOOD, TRUSTEE (DEED VOLUME 1054, PAGE 486), SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT 53 OF THE WILLIAM BATEMAN ADDITION (PLAT BOOK 5, PAGE 74);

THENCE WITH THE SOUTH RIGHT OF WAY LINE OF U. S. ROUTE 40, NORTH 76 DEGREES 05 MINUTES 40 SECONDS EAST 85.15 FEET TO A POINT, SAID POINT BEING SOUTH 76 DEGREES 05 MINUTES 40 SECONDS WEST 67.71 FEET FROM AN EXISTING CONCRETE MONUMENT;

THENCE LEAVING THE SAID RIGHT OF WAY LINE, NORTH 13 DEGREES 54 MINUTES 20 SECONDS WEST 40.00 FEET TO A POINT IN THE CENTER OF SAID ROUTE 40, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE SAID CENTERLINE, SOUTH 76 DEGREES 05 MINUTES 40 SECONDS WEST 321.16 FEET TO A POINT;

THENCE LEAVING THE SAID CENTERLINE AND WITH THE EAST LINE OF TRACTS CONVEYED TO G. RICHARDSON (DEED VOLUME 1062, PAGE 197) AND W. AND S. WAGSTAFF (DEED VOLUME 1059, PAGE 33), NORTH 01 DEGREES 03 MINUTES 00 SECONDS WEST, PASSING A MAG NAIL SET AT 41.03 FEET AND AN EXISTING IRON PIN (5/8 INCH REBAR) AT 430.44 FEET, A TOTAL DISTANCE OF 860.47 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 70, SAID POINT BEING SOUTH 01 DEGREES 03 MINUTES 00 SECONDS EAST 2.40 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SAID RIGHT OF WAY LINE, NORTH 83 DEGREES 37 MINUTES 54 SECONDS EAST 290.70 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE LEAVING THE SAID RIGHT OF WAY LINE AND WITH THE WESTERLY LINE OF A TRACT CONVEYED TO WEST WOOD BAPTIST CHURCH (DEED VOLUME 918, PAGE 260), SOUTH 38 DEGREES 27 MINUTES 34 SECONDS EAST 547.48 FEET TO A POINT ON THE WEST LINE OF A TRACT CONVEYED TO S. MITCHELL (DEED VOLUME 1081, PAGE 205), SAID POINT BEING NORTH 38 DEGREES 27 MINUTES 34 SECONDS WEST 0.43 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE WITH THE SAID WEST LINE, SOUTH 01 DEGREE 48 MINUTES 25 SECONDS EAST 87.46 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR GAMBLE);

THENCE WITH THE NORTH LINE OF TRACTS CONVEYED TO D. MASSEY (DEED VOLUME 1135, PAGE 334), T. AND M. JORDAN (DEED VOLUME 1099, PAGE 593), C. AND R. MAULIER (DEED VOLUME 746, PAGE 113) AND J. AND C. SCHAUMLITTEL (DEED VOLUME 767, PAGE 307), SOUTH 87 DEGREES 11 MINUTES 36 SECONDS WEST, PASSING AN EXISTING IRON PINS AT 70.31 FEET AND 135.05 FEET, A TOTAL DISTANCE OF 317.17 FEET TO A POINT, SAID POINT BEING NORTH 57 DEGREES 28 MINUTES 00 SECONDS WEST 0.24 FEET FROM AN EXISTING ANGLE IRON IN CONCRETE;

THENCE WITH THE WEST LINE OF THE SAID SCHAUMLITTEL TRACT, SOUTH 02 DEGREES 26 MINUTES 54 SECONDS EAST 284.00 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (AXLE) AT 243.24 FEET.

CONTAINING 8.089 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF U. S. ROUTE 40 AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-1756923).

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.035 ACRES IN LOT 1 OF BRIARCLIFF SUBDIVISION, DATED OCTOBER 26, 1996 BY C. R. HARKNESS (PS#6885).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AND PREPARED BY ME, THIS 19TH DAY OF FEBRUARY 2003.

OFFICE COPY
NOT RECORDABLE

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 1423

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY A. C. Swinshaefer
3-24-2003

SURVEY FOR M. E. BLACKWOOD

AUDITORS PARCEL NUMBERS

71-70 58-01-06-000 (ALL) - 7.571 + ACRES

71-70-58-01 20-000 (ALL) - 0.518 + ACRES

BEING ALL OF THE FIRST, SECOND AND SIXTH PARCELS CONVEYED TO M. E. BLACKWOOD, TRUSTEE (DEED VOLUME 1054, PAGE 486), SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

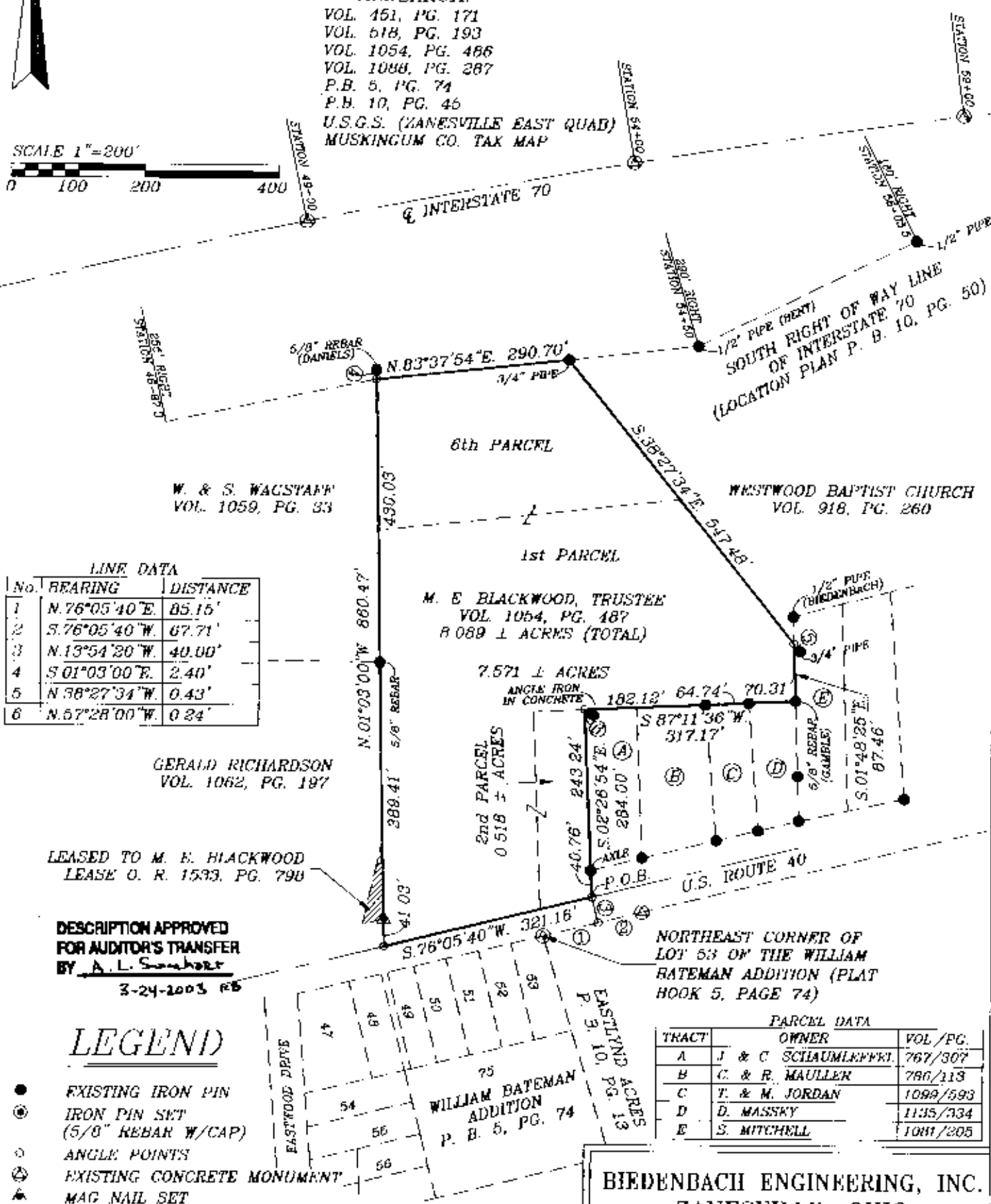
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.035 ACRES IN LOT 1 OF DRIARCLIFF SUBDIVISION, DATED OCTOBER 26, 1996 BY C. R. HARKNESS (PS#6885)

RESEARCH:

VOL. 151, PG. 171
VOL. 618, PG. 193
VOL. 1054, PG. 486
VOL. 1088, PG. 287
P.B. 5, PG. 74
P.B. 10, PG. 45
U.S.G.S. (ZANESVILLE EAST QUAD)
MUSKINGUM CO. TAX MAP

SCALE 1"=200'

0 100 200 400



LINE DATA		
No.	BEARING	DISTANCE
1	N. 76° 05' 40\"E.	85.15'
2	S. 76° 05' 40\"W.	67.71'
3	N. 13° 54' 20\"W.	40.00'
4	S. 01° 03' 00\"E.	2.40'
5	N. 38° 27' 34\"W.	0.43'
6	N. 57° 28' 00\"W.	0.24'

GERALD RICHARDSON
VOL. 1062, PG. 197

LEASED TO M. E. BLACKWOOD
LEASE O. R. 1533, PG. 790

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY A. L. Sanchez

3-24-2003 RB

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8\" REBAR W/CAP)
- ANGLE POINTS
- ⊗ EXISTING CONCRETE MONUMENT
- ▲ MAG NAIL SET

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY WAS PREPARED AS PREPARED BY ME, THIS 19th DAY OF FEBRUARY 2003.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6023

OFFICE COPY
NOT RECORDABLE

PARCEL DATA		
TRACT	OWNER	VOL/PG.
A	J & C SCHLAUMLEFFKI	767/307
B	C. & R. MAULLER	780/113
C	T. & M. JORDAN	1099/593
D	D. MASSKY	1135/334
E	S. MITCHELL	1081/305

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

DRAWN BY: AJS	DATE: 02-19-03
SCALE: 1"=200'	CHECKED BY: MDN
JOB NO: 4911	DRAWING NO: D\4911\4911