

Biedenbach Surveying, Inc.

Surveying and Mapping

3010 East Pike
Zanesville, OH 43701

Telephone (740) 453-4850
Fax (740) 450-1000

SURVEY FOR CURT LUBURGH O.R. VOLUME 2338, PAGE 644

AUDITORS PARCEL NUMBERS

71-70-58-06-05-000 (LOT 6 - 0.079 AC. - PART)
71-70-58-06-06-000 (LOT 5 - 0.032 AC. - PART)

TO BE COMBINED WITH 71-70-90-07-06-001

BEING A PART OF LOT 5 AND LOT 6 OF EASTLYND ACRES, 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:

BEGINNING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 6 OF EASTLYND ACRES (PLAT BOOK 10, PAGE 13 OF THE MUSKINGUM COUNTY PLAT RECORDS);

THENCE WITH THE EAST LINE OF DOWNING DRIVE (50 FEET), NORTH 11 DEGREES 15 MINUTES 00 SECONDS WEST 19.00 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 11 DEGREES 15 MINUTES 00 SECONDS EAST 161.00 FEET FROM AN EXISTING IRON PIN (AXLE);

THENCE LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH A TRACT CONVEYED TO CURT AND DEE LUBURGH (O.R. VOLUME 2338, PAGE 644 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS) ALSO BEING LOT 5 AND LOT 6, NORTH 78 DEGREES 45 MINUTES 00 SECONDS EAST 257.25 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 01 DEGREES 38 MINUTES 34 SECONDS WEST 63.77 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO C.M. LUBURGH (VOLUME 1074, PAGE 201), ALSO BEING THE EAST LINE OF LOT 5, SOUTH 01 DEGREES 38 MINUTES 34 SECONDS WEST 19.49 FEET TO AN IRON PIN SET ON THE NORTH LINE OF BONNAIR DRIVE (50 FEET), SAID IRON PIN BEING NORTH 01 DEGREES 38 MINUTES 34 SECONDS EAST 51.84 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE WITH THE SAID NORTH LINE OF BONNAIR DRIVE, SOUTH 78 DEGREES 45 MINUTES 00 SECONDS WEST 252.90 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.111 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

BEARINGS ARE BASED ON THE EAST LINE OF DOWNING DRIVE AS RECORDED IN PLAT BOOK 10, PAGE 13 OF THE MUSKINGUM COUNTY PLAT RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 17TH DAY OF AUGUST, 2011, FROM A FIELD SURVEY COMPLETED THE 5TH DAY OF AUGUST, 2011.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



DESCRIPTION

[Signature] 8/23/2011

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

8/23/11
Date

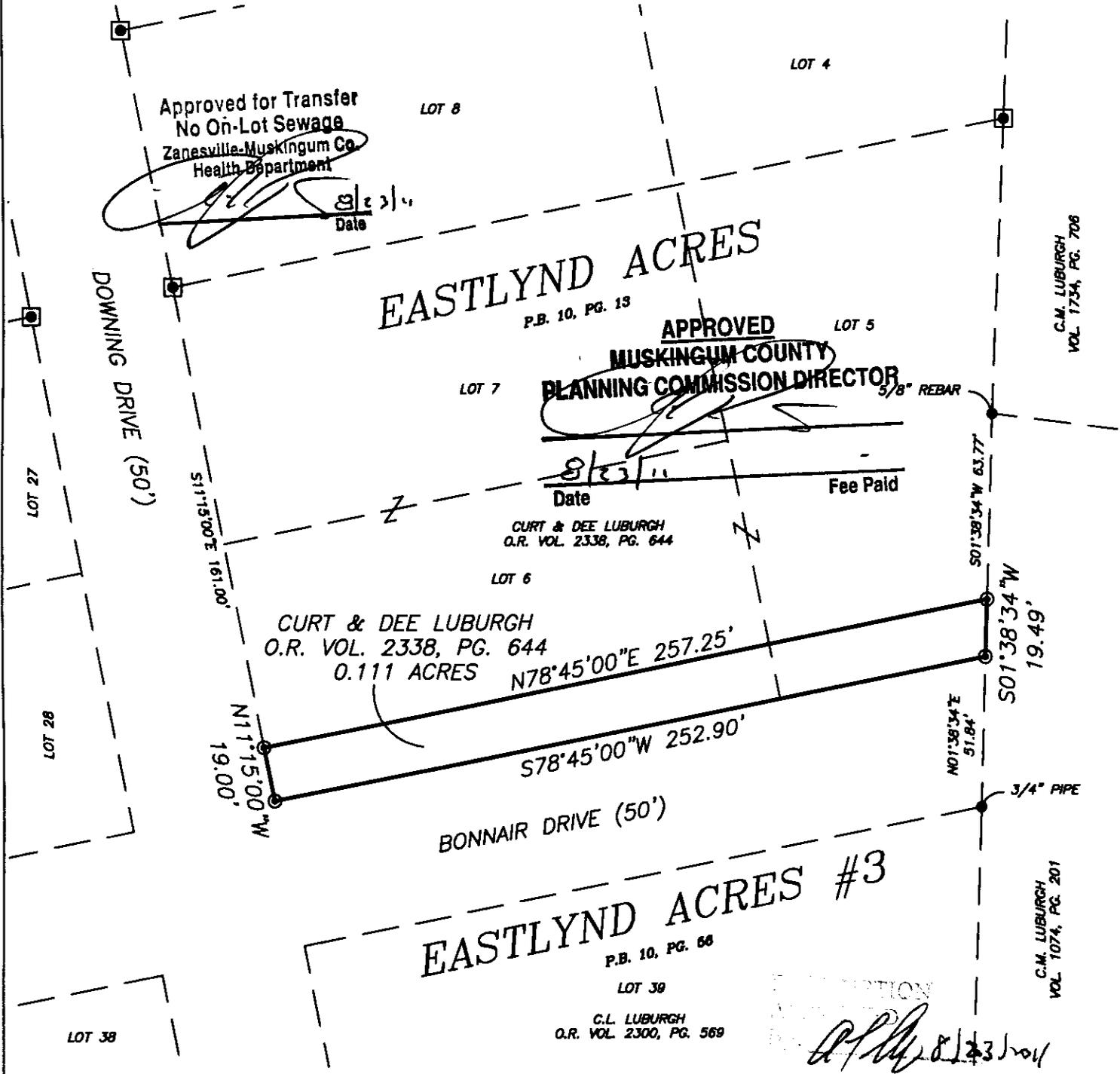
Fee Paid

SURVEY FOR CURT LUBURGH

AUDITORS PARCEL NUMBER
 71-70-58-06-05-000 (LOT 6 - 0.079 AC. PART)
 71-70-58-06-06-000 (LOT 5 - 0.032 AC. PART)
 TO BE COMBINED WITH 71-70-90-07-06-001

BEING A PART OF LOT 5 AND LOT 6 OF EASTLYND ACRES, 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 EAST LINE OF DOWNING DRIVE AS RECORDED IN PLAT BOOK 10, PAGE 13 OF THE MUSKINGUM COUNTY PLAT RECORDS.

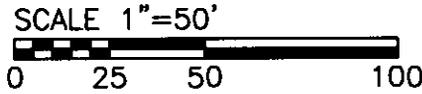


RESEARCH

DEEDS AS SHOWN
 PREVIOUS SURVEY OF A 3.03 AC. TRACT COMPLETED NOV. 2, 1992 BY L.P. DINAN PS5451
 PREVIOUS SURVEY OF A 18.00 AC. TRACT COMPLETED OCT. 4, 2002 BY L.P. DINAN PS5451
 PREVIOUS SURVEY OF A 7.23 AC. TRACT COMPLETED SEPT. 23, 2005 BY L.P. DINAN PS5451
 PREVIOUS SURVEY OF A 20.11 AC. TRACT COMPLETED AUG. 20, 1992 BY T.H. LINN PS7113
 PREVIOUS SURVEY OF A 9.55 AC. TRACT COMPLETED MAY 22, 1989 BY T.H. LINN PS7113
 PLAT BOOK 10, PG. 13
 MUSKINGUM COUNTY GIS

LEGEND

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

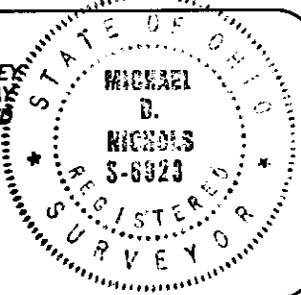


NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 17th DAY OF AUGUST 2011, FROM A FIELD SURVEY COMPLETED THE 5th DAY OF JULY 2011.

OFFICE COPY NOT RECORDABLE

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, 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.

BIEDENBACH SURVEYING, INC.
 3010 EAST PIKE, ZANESVILLE, OHIO 43701
 phone: 740-453-4850, fax: 740-450-1000, email: BEI@roho.com

DRAWN BY: JWL	DATE: 08-17-11	SCALE: 1"=50'
CHECKED BY: MDN	JOB NO: 5513	DRAWING NO: Z:\5513\5513.dwg