

**DUTRO MOBILE HOMES, INC.  
DEED BOOK VOLUME 1139, PAGE 643  
AUDITORS PARCEL NUMBER 71-70-88-07-01-003 (PART)**

BEING A PART OF THE 3.578 ACRE TRACT CONVEYED TO DUTRO MOBILE HOMES, INC. BY DEED VOLUME 1139, PAGE 643 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER OF QUARTER TOWNSHIP 4;**

**THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2501.50 FEET (BY DEED) ALONG THE EAST LINE OF QUARTER TOWNSHIP 4 TO A POINT IN COUNTY ROAD 42 (OLD WHEELING ROAD);**

**THENCE NORTH 05 DEGREES 50 MINUTES 35 SECONDS WEST 860.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF A 24.895 MORE OR LESS ACRE TRACT CONVEYED TO CARLOS F. BALLINGER, JR. AND CATHY A. McDOWELL. (DEED VOLUME 1144, PAGE 525);**

**THENCE WITH THE SOUTH LINE OF THE SAID TRACT THE NEXT FOUR COURSES AND DISTANCES:**

- 1) SOUTH 66 DEGREES 55 MINUTES 30 SECONDS WEST 154.96 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**
- 2) SOUTH 68 DEGREES 41 MINUTES 38 SECONDS WEST 330.58 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**
- 3) SOUTH 48 DEGREES 21 MINUTES 21 SECONDS WEST 193.20 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**
- 4) SOUTH 37 DEGREES 42 MINUTES 40 SECONDS WEST 260.76 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE SOUTH 16 DEGREES 38 MINUTES 15 SECONDS EAST 468.50 FEET TO A POINT IN THE CENTER OF COUNTY ROAD NUMBER 42 (OLD WHEELING ROAD), PASSING IRON PINS SET AT 206.18 FEET AND 421.67 FEET;**

**THENCE SOUTH 77 DEGREES 13 MINUTES 11 SECONDS WEST 100.10 FEET TO A POINT IN THE CENTER OF COUNTY ROAD NUMBER 42 (OLD WHEELING ROAD);**

**THENCE LEAVING SAID ROAD AND WITH THE EAST LINE OF A 0.621 ACRE TRACT CONVEYED TO EDELL AND BERNICE SHAVER (DEED VOLUME 964, PAGE 291), NORTH 17 DEGREES 49 MINUTES 36 SECONDS WEST 178.65 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 20.00 FEET;**

**THENCE WITH THE EAST LINE OF A 1.358 ACRE TRACT CONVEYED TO EDELL AND BERNICE SHAVER (DEED VOLUME 1065, PAGE 77), NORTH 16 DEGREES 14 MINUTES 09 SECONDS WEST 209.92 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF THE SAID TRACT;**

**THENCE NORTH 37 DEGREES 42 MINUTES 40 SECONDS EAST 125.66 FEET ALONG THE SOUTH LINE OF THE ABOVE SAID 24.895 MORE OR LESS ACRE TRACT, TO THE PLACE OF BEGINNING.**

**CONTAINING 1.006 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY AND ALL OTHER APPLICABLE EASEMENTS.**

**ALSO SUBJECT TO THE FOLLOWING INGRESS AND EGRESS EASEMENT.**

**BEING A PART OF THE 3.578 ACRE TRACT CONVEYED TO DUTRO MOBILE HOMES, INC. BY DEED VOLUME 1139, PAGE 643 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF QUARTER TOWNSHIP 4;**

# Biedenbach Engineering, Inc.

3010 East Pike  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4150  
Fax (740) 450-1000

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2501.50 FEET (BY DEED)  
ALONG THE EAST LINE OF QUARTER TOWNSHIP 4 TO A POINT IN COUNTY ROAD 42 (OLD  
WHEELING ROAD);

THENCE NORTH 05 DEGREES 50 MINUTES 35 SECONDS WEST 860.00 FEET TO AN EXISTING  
IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF A 24.895 MORE OR LESS ACRE  
TRACT (DEED VOLUME 1144, PAGE 525);

THENCE WITH THE SOUTH LINE OF THE SAID TRACT THE NEXT FOUR COURSES AND  
DISTANCES:

- 1) SOUTH 66 DEGREES 55 MINUTES 30 SECONDS WEST 154.96 FEET TO AN EXISTING IRON  
PIN (5/8 INCH REBAR);
- 2) SOUTH 68 DEGREES 41 MINUTES 38 SECONDS WEST 330.58 FEET TO AN EXISTING IRON  
PIN (5/8 INCH REBAR);
- 3) SOUTH 48 DEGREES 21 MINUTES 21 SECONDS WEST 193.20 FEET TO AN EXISTING IRON  
PIN (5/8 INCH REBAR);
- 4) SOUTH 37 DEGREES 42 MINUTES 40 SECONDS WEST 260.76 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID LINE AND TRAVERSING THROUGH THE SAID 3.578 MORE OR LESS  
ACRE TRACT CONVEYED TO DUTRO MOBILE HOMES, INC., SOUTH 16 DEGREES 38  
MINUTES 15 SECONDS EAST 427.81 FEET TO A POINT, SAID POINT BEING THE PLACE OF  
BEGINNING OF THIS EASEMENT, PASSING IRON PINS SET AT 206.18 FEET AND 421.67 FEET;

THENCE CONTINUING SOUTH 16 DEGREES 38 MINUTES 15 SECONDS EAST 40.69 FEET TO A  
POINT IN THE CENTER OF COUNTY ROAD 42 (OLD WHEELING ROAD);

THENCE WITH THE CENTER OF SAID ROAD, SOUTH 77 DEGREES 13 MINUTES 11 SECONDS  
WEST 100.10 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A 0.621  
MORE OR LESS ACRE TRACT CONVEYED TO EDELL AND BERNICE SHAVER (DEED VOLUME  
964, PAGE 291);

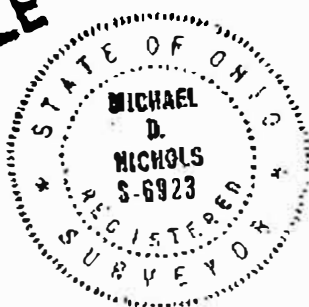
THENCE WITH THE EAST LINE OF SAID 0.621 MORE OR LESS ACRE TRACT, NORTH 17  
DEGREES 49 MINUTES 36 SECONDS WEST 40.07 FEET TO A POINT, PASSING AN EXISTING  
IRON PIN AT 20.00 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 76 DEGREES 49 MINUTES 47 SECONDS EAST  
100.89 FEET TO THE PLACE OF BEGINNING.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.91 MORE OR LESS ACRES  
CONVEYED TO PATRICK AND REBECCA FUSNER AS RECORDED IN DEED BOOK VOLUME  
659, PAGE 120.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO  
BE CORRECT AS PREPARED BY ME, THIS 27<sup>TH</sup> DAY OF MAY 2005.

**OFFICE COPY  
NOT RECORDBABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923



APPROVED FOR CLOSURE

A.L. Swartz 5-31-05

**APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION**

**LEGEND**

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

Date 6-10-05 Fee Paid 200.00

Approved For Transfer  
On Lot Sewage Proposal  
Date 6-8-05  
*Michael D. Nichols*  
Zanesville-Muskingum County  
Health Department

CARLOS F. BALLINGER, JR.  
CATHY A. McDOWELL  
VOL. 1144, PG. 525

EDSEL L. & BERNICE M.  
SHAVER  
VOL. 1065, PG. 77

EDSEL L. & BERNICE M.  
SHAVER  
VOL. 964, PG. 291  
0.621 ± ACRES

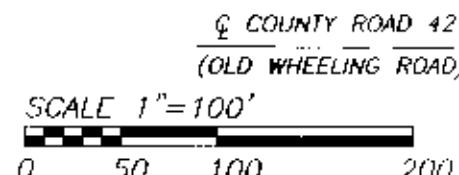
DUTRO MOBILE HOMES, INC.  
VOL. 1139, PG. 643  
1.006 ± ACRES

TAMMY S. DURANT  
VOL. 1858, PG. 271  
0.198 ± ACRES

WILLIAM & SUSAN WILLIAMS  
VOL. 1947, PG. 136

SOUTHEAST CORNER  
QUARTER TOWNSHIP 4

APPROVED FOR CLOSURE  
*A.L. Swinburn* 5-31-05



BEARINGS ARE BASED ON THE PREVIOUS SURVEY  
OF 1.91 ACRES CONVEYED TO P. AND R. FUSNER AS  
RECORDED IN DEED BOOK VOLUME 659, PG. 120.

BEING A PART OF QUARTER TOWNSHIP 4, TOWNSHIP  
1, RANGE 7, OF THE UNITED STATES MILITARY LANDS,  
WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

RESEARCH:  
VOL 965 PG.248  
VOL 396 PG.214  
VOL 830 PG.331  
PREVIOUS SURVEY 24.895 AC.  
PREVIOUS SURVEY 0.621 AC.  
PREVIOUS SURVEY 1.358 AC.  
MUSKINGUM COUNTY TAX MAP

PAR. No. 71-70-88-07-01-003 (PART)

**BIEDENBACH ENGINEERING  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(740) 453-4850**

DRAWN BY: MDN	DATE: 05/27/05
SCALE: 1"=100'	CHECKED BY: MDN
JOB NO: 5148	DWG D:\4558\4558

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 27th DAY OF MAY, 2005

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

