

73-27-02-07
4180 CHANDLERSVILLE RD

Biedenbach Surveying, Inc.

Surveying and Mapping

3010 East Pike
Zanesville, OH 43701

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

ROBERT BLANEY
AUDITORS PARCEL NUMBER
73-73-27-02-07-000 (ALL)

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE WITH THE EAST LINE OF THE SAID SECTION, NORTH 02 DEGREES 36 MINUTES 30 SECONDS EAST 350.48 FEET (DEED) TO A POINT;

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO A. T. AND K. M. WEST (VOLUME 1141, PAGE 631 (ALSO THE SOUTH LINE OF A TRACT CONVEYED TO J. SALING (VOLUME 1744, PAGE 391 OF THE MUSKINGUM COUNTY DEED RECORDS)), NORTH 82 DEGREES 26 MINUTES 50 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 19.81 FEET, A TOTAL DISTANCE OF 98.71 FEET TO AN EXISTING IRON PIN (AXLE), SAID IRON PIN BEING THE PLACE OF BEGINNING FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID WESTLINE, NORTH 82 DEGREES 26 MINUTES 50 SECONDS WEST 86.78 FEET TO AN EXISTING IRON PIN (2 1/4 INCH SOLID ROD);

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO V.A. STARRETT (VOLUME 1645, PAGE 765), NORTH 02 DEGREES 36 MINUTES 30 SECONDS EAST 103.97 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) ON THE SOUTH LINE OF STATE ROUTE 146 (CHANDLERSVILLE ROAD);

THENCE WITH THE SAID SOUTH RIGHT OF WAY LINE, SOUTH 77 DEGREES 37 MINUTES 20 SECONDS EAST 87.96 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE LEAVING THE SAID RIGHT OF WAY LINE AND WITH THE WEST LINE OF THE ABOVE SAID SALING TRACT, SOUTH 02 DEGREES 44 MINUTES 30 SECONDS WEST 96.52 FEET TO THE PLACE OF BEGINNING;

CONTAINING 0.199 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

ALSO WITH THE PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE A SANITARY SEWER SYSTEM AS DESCRIBED IN THE DEED TO ROBERT BLANEY AS RECORDED IN DEED VOLUME 686, PAGE 34 OF THE MUSKINGUM COUNTY DEED RECORDS.

ALSO THE PERPETUAL, NON-EXCLUSIVE EASEMENT FOR DRIVEWAY AND APPROACH PURPOSES AS DESCRIBED IN THE DEED TO ROBERT BLANEY AS RECORDED IN DEED VOLUME 686, PAGE 34 OF THE MUSKINGUM COUNTY DEED RECORDS.

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 0.208 ACRE TRACT AS SURVEYED BY C.R. HARKNESS (PS6885) ON NOVEMBER, 4 1998.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIPTION AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 10TH DAY OF JANUARY 2007.

OFFICE COPY
NOT RECORDED
MICHAEL E. NOBLE
REGISTERED SURVEYOR 98023

APPROVED FOR CLOSURE
[Signature] 1/12/2007

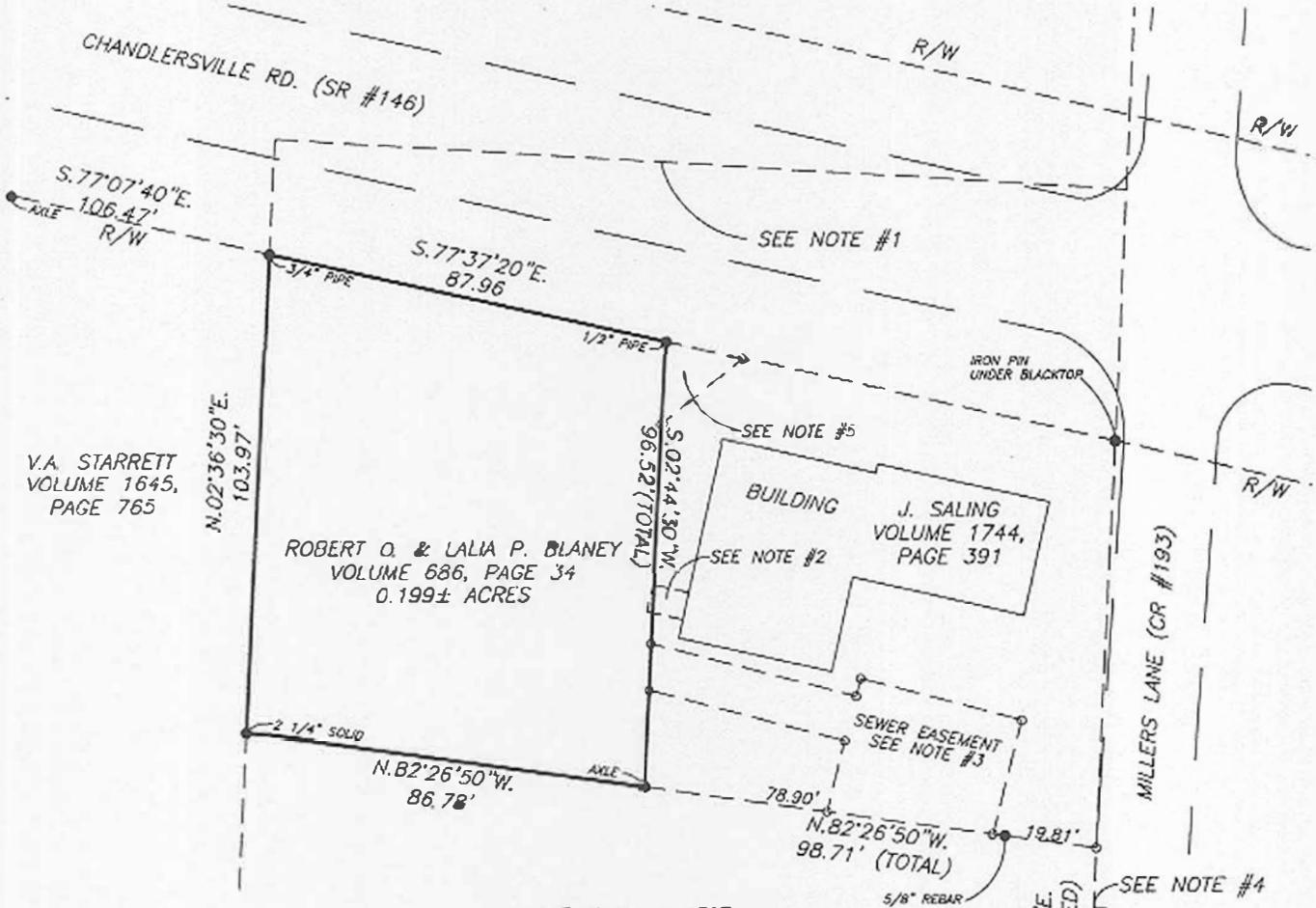
EXEMPT FROM
PLANNING COMMISSION
[Signature] 1/12/2007

SURVEY FOR ROBERT BLANEY

AUDITORS PARCEL NUMBER
73-73-27-02-07-000 (ALL)

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12, RANGE 13,
OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM
COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 0.208 ACRE TRACT AS COMPLETED
ON NOVEMBER 4, 1998 BY C.R. HARKNESS, PS 6885.



V.A. STARRETT
VOLUME 1645,
PAGE 765

ROBERT O. & LALIA P. BLANEY
VOLUME 686, PAGE 34
0.199± ACRES

J. SALING
VOLUME 1744,
PAGE 391

A.T. & K.M. WEST
VOLUME 1141, PAGE 631

SOUTHEAST CORNER
OF THE NORTHEAST
QUARTER OF
SECTION 10

- NOTE #1 - AREA SHOWN TO BE PART OF THE APPROXIMATELY 2 ACRES SURVEYED FROM THE BURT MULE COMPANY PROPERTY. CURRENT TITLE IN QUESTION, THE BLANEY AND SALING PROPERTIES MAY HAVE SOME CLAIM.
- NOTE #2 - THE BUILDING STRUCTURE HAS BEEN REMOVED, FOUNDATION STILL REMAINS.
- NOTE #3 - SEWER EASEMENT DESCRIBED IN DEED BOOK VOLUME 686, PAGE 34.
- NOTE #4 - THE EAST LINE OF SECTION 10 IS BASED ON THE PREVIOUS SURVEY BY C.R. HARKNESS PS6885
- NOTE #5 - DRIVEWAY AND APPROACH EASEMENT FOR THE BLANEY PROPERTY AS DESCRIBED IN DEED BOOK VOLUME 686, PAGE 34.

APPROVED FOR CLOSURE
[Signature] 1/12/2007

EXEMPT FROM
PLANNING COMMISSION
[Signature] 1/12/2007

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.208 AC. TRACT
COMPLETED NOV. 04, 1998 BY C.R. HARKNESS PS6885

LEGEND

- EXISTING IRON PIN
- ANGLE POINTS



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 10th DAY OF JANUARY, 2007.

**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 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: biedenbach@ee.net

DRAWN BY: JWL	DATE: 01-10-07	SCALE: 1"=40'
CHECKED BY: MDN	JOB NO: 5271	DRAWING NO: c:\JOBFILES\5271.DWG