

S.A. ENGLAND SURVEYING
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Legal Description

0.805 Acres

All of Ben Andrew Bernard: O.R. Book 3308, Page 821

Situated in the Township of Wayne, County of Muskingum, State of Ohio, and being part of Fractional Section 7, Township 11N, Range 13W, of the Congress Lands East of the Scioto Survey, and being more particularly described as follows;

Being a Re-Survey of a 0.75 Acres Parcel conveyed to Ben Andrew Bernard, as recorded in O.R. Book 3308, Page 821, in the Muskingum County Deed Records, also being all of Auditor's P.P.N. 73-72-07-10-000, and further described as follows;

Commencing at an axle found at the Northwest Corner of Lot 9 of Culbertson's Subdivision, as recorded in Re-Plat Book 1, Page 276, in the Muskingum County Plat Records;

Thence, S 37°24'17" W 1090.18 feet to a ¾" iron pipe found on the West line of a 1.83 Acre parcel conveyed to Judith Ann King, as recorded in O.R Book 2107, Page 246, also being the Northeast corner of a 1.56 Acre parcel conveyed to Judith King as recorded in O.R Book 1101, Page 176;

Thence, S 36°09'40" W 230.91 feet with the West line of said 1.83 Acre parcel conveyed to King, also being the East line of said 1.56 Acre parcel conveyed to King, to a 5/8" o.d. iron pin found capped "Biedenbach", and being the **PRINCIPAL PLACE OF BEGINNING** of the 0.805 Acre parcel herein to be described;

Thence, S 36°09'40" W 258.17 feet continuing with the West line of said 1.83 Acre parcel conveyed to King, to a point on the low water mark of the Muskingum River, passing over an iron pin set on the North Right of Way Line of State Route 60 at 111.77 feet, and passing over a concrete monument found on the South Right of Way Line of State Route 60 at 237.30 feet;;

Thence, N 58°13'10" W 132.33 feet with the low water mark of the Muskingum River to a point at the Southeast corner of 1.56 Acre parcel conveyed to King;

Thence leaving the Muskingum River with the boundary of said 1.56 Acre parcel conveyed to King, with the following two (2) courses and distances:

- 1) N 36°09'19" E 273.03 feet to a 5/8" o.d. iron pin found capped "Biedenbach", passing over an iron pin set at 29.89 feet on the South Right of Way line of State Route 60, and passing over a 5/8" o.d iron pin found capped "Biedenbach" at 155.44 feet;
- 2) S 51°46'39" E 132.06 feet to the **PRINCIPAL PLACE OF BEGINNING.**

Said parcel as surveyed contains 0.805 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described 0.805 Acre parcel contains 0.380 Acres in the Right of Way of State Route 60.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in December of 2025.

Dated 1/14/26

Job No. 4657-25MU

~~OFFICE COPY~~

~~NOT RECORDABLE~~

DESCRIPTION
 APPROVED
 By: D.M. Barnhard
 1-23-2026



Plat of Survey

Township of Wayne, County of Muskingum, State of Ohio, part Fractional Section 7, Township 11N, Range 13W, Congress Lands East of Scioto River.

PROPERTY LOCATION:

Being a Re-Survey of a 0.75 Acre parcel conveyed to Ben Andrew Bernard, as recorded in O.R. Book 3308, Page 821, in the Muskingum County Deed Records, and being all of Auditor's P.P.N. 73-72-07-10-000.

P.O.C.: NW Corner Lot 9
Culbertson's Subdivision
Re-Plat Book 1, Page 276

BASIS OF BEARING

The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

RELATED DOCUMENTS

- 1) 1988 Survey of 2.880 Acres by W.J. Biedenbach, P.S. S-5718
- 2) 2003 Survey of 1.319 Acres by W.J. Biedenbach, P.S. S-5718

LEGEND

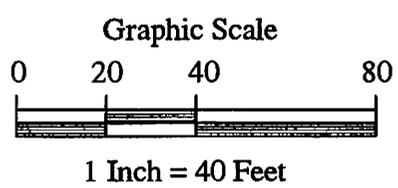
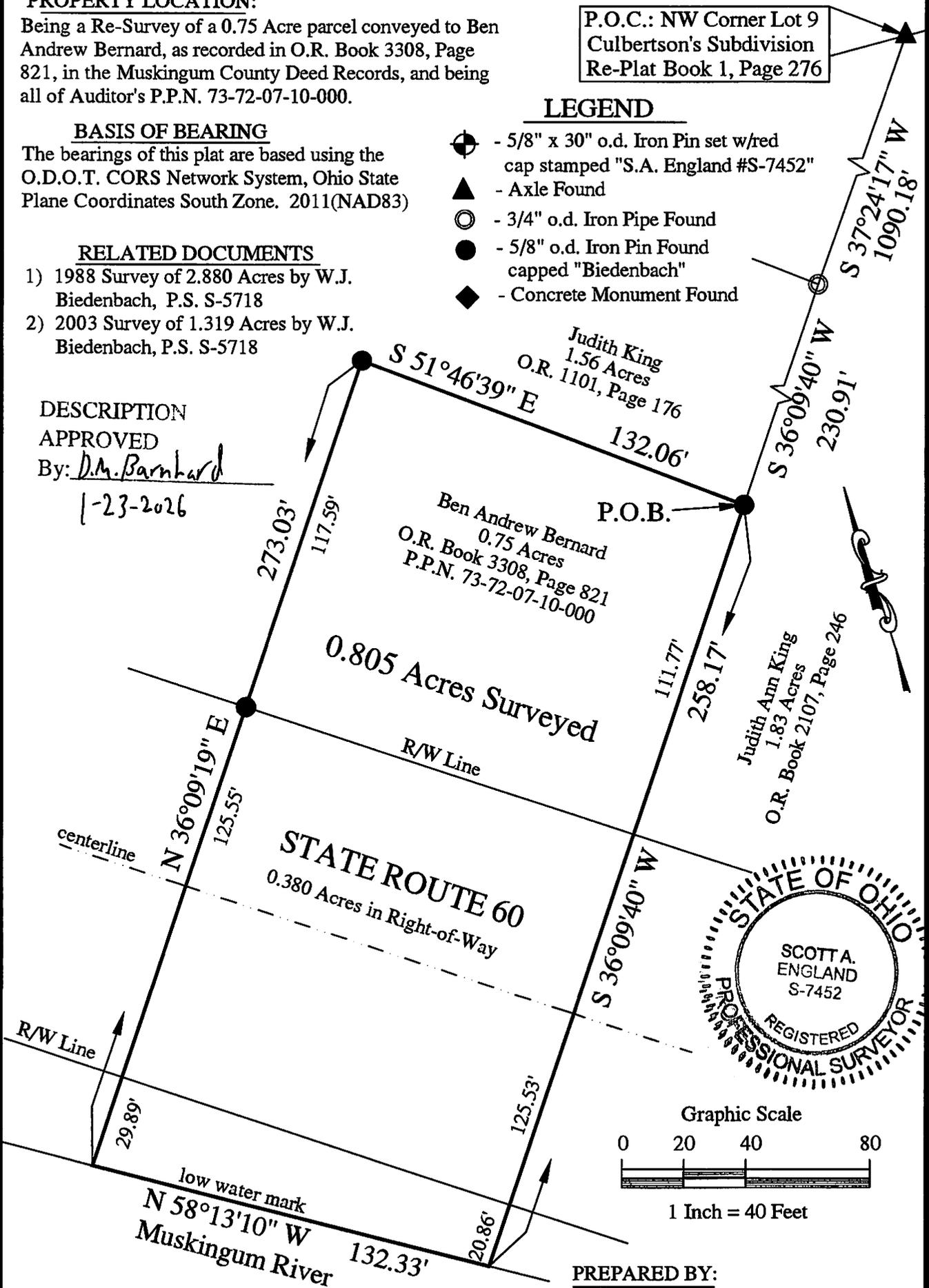
- ⊕ - 5/8" x 30" o.d. Iron Pin set w/red cap stamped "S.A. England #S-7452"
- ▲ - Axle Found
- ⊙ - 3/4" o.d. Iron Pipe Found
- - 5/8" o.d. Iron Pin Found capped "Biedenbach"
- ◆ - Concrete Monument Found

DESCRIPTION

APPROVED

By: *D.M. Barnhard*

1-23-2026



PREPARED BY:

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
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email: saengland@surveyohio.com

I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

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Date 1/19 Scott A. England, P.S.
Ohio Registered Surveyor #S-7452