

**SURVEY FOR LESTER PROUTY
AUDITORS PARCEL NUMBER
56-56-30-01-04-000 (PART - 4.056 ACRES)**

BEING A PART OF THE TRACT CONVEYED TO LESTER W. AND TRUDY PROUTY IN VOLUME 1083, PAGE 284 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 9, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE NORTHWEST CORNER OF LOT 9;

THENCE WITH THE WEST LINE OF THE SAID LOT, SOUTH 02 DEGREES 00 MINUTES 52 SECONDS WEST 135.47 FEET TO A POINT IN SARBAUGH ROAD (TOWNSHIP ROAD 180);

THENCE WITH THE SAID ROAD AND WITH THE EAST LINE OF A TRACT CONVEYED TO K.A. PHALEN, TRUSTEE IN O.R. VOLUME 2326, PAGE 387 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 31 DEGREES 22 MINUTES 24 SECONDS EAST 155.35;
2. SOUTH 38 DEGREES 14 MINUTES 02 SECONDS EAST 84.27 FEET TO A POINT;
3. SOUTH 42 DEGREES 14 MINUTES 47 SECONDS EAST 339.15 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID ROAD (AND THE SAID EAST LINE) AND TRAVERSING THROUGH THE ABOVE SAID LESTER W. AND TRUDY PROUTY TRACT, NORTH 53 DEGREES 02 MINUTES 13 SECONDS 146.25 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 28.59 FEET;

THENCE WITH THE SOUTHEASTERN LINE OF A TRACT CONVEYED TO LESTER W. II AND JENNIFER S. PROUTY IN O.R. VOLUME 1550, PAGE 276 THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 64 DEGREES 04 MINUTES 43 SECONDS EAST 31.76 FEET TO A POINT;
2. NORTH 44 DEGREES 19 MINUTES 48 SECONDS EAST 116.83 FEET TO A POINT;
3. NORTH 39 DEGREES 28 MINUTES 37 SECONDS EAST 48.18 FEET TO A POINT;

THENCE WITH THE SOUTHWESTERN LINE OF A TRACT CONVEYED TO LESTER W. PROUTY II IN DEED VOLUME 1023, PAGE 82, SOUTH 58 DEGREES 36 MINUTES 15 SECONDS EAST 358.36 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP), PASSING AN IRON PIN SET AT 40.15 FEET;

THENCE TRAVERSING THROUGH THE ABOVE SAID LESTER W. AND TRUDY PROUTY TRACT THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 79 DEGREES 04 MINUTES 21 SECONDS EAST 150.54 FEET TO AN IRON PIN SET;
2. SOUTH 10 DEGREES 55 MINUTES 59 SECONDS EAST 128.04 FEET TO AN IRON PIN SET;
3. SOUTH 80 DEGREES 31 MINUTES 26 SECONDS WEST 189.02 FEET TO AN IRON PIN SET;
4. SOUTH 58 DEGREES 28 MINUTES 01 SECONDS 350.57 FEET TO A POINT IN SARBAUGH ROAD ON THE ABOVE SAID EAST LINE OF THE PHALEN TRACT, PASSING AN IRON PIN SET AT 332.11 FEET;

THENCE WITH THE SAID ROAD (AND THE SAID EAST LINE), NORTH 42 DEGREES 14 MINUTES 47 SECONDS WEST 372.50 FEET TO THE PLACE OF BEGINNING.

CONTAINING 4.056 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF SARBAUGH ROAD (TOWNSHIP ROAD 180), A 15' WIDE ROADWAY EASEMENT FOR INGRESS/EGRESS AS RECORDED IN DEED VOLUME 941, PAGE 271, AND ALL OTHER APPLICABLE EASEMENTS.

ALSO THE RIGHT TO USE THE FOLLOWING 20 FEET WIDE INGRESS/EGRESS EASEMENT

BEING A PART OF THE TRACT CONVEYED TO LESTER AND TRUDY PROUTY IN VOLUME 1083, PAGE 284 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 9, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE NORTHWEST CORNER OF LOT 9;

THENCE WITH THE WEST LINE OF THE SAID LOT, SOUTH 02 DEGREES 00 MINUTES 52 SECONDS WEST 135.47 FEET TO A POINT IN SARBAUGH ROAD (TOWNSHIP ROAD 180);

THENCE WITH THE SAID ROAD AND THE EAST LINE OF A TRACT CONVEYED TO K.A. PHALEN, TRUSTEE IN O.R. VOLUME 2326, PAGE 387 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 31 DEGREES 22 MINUTES 24 SECONDS EAST 155.35;

Biedenbach Surveying, Inc.

3010 East Pike
Zanesville, OH 43701

Surveying and Mapping

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

2. SOUTH 38 DEGREES 14 MINUTES 02 SECONDS EAST 84.27 FEET TO A POINT;
3. SOUTH 42 DEGREES 14 MINUTES 47 SECONDS EAST 319.06 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID ROAD (AND THE SAID EAST LINE) AND TRAVERSING THROUGH THE ABOVE SAID LESTER W. AND TRUDY PROUTY TRACT, NORTH 53 DEGREES 02 MINUTES 13 SECONDS EAST 146.52 FEET TO A POINT ON THE SOUTHWESTERN LINE OF A TRACT CONVEYED TO LESTER W. II AND JENNIFER S. PROUTY IN O.R. VOLUME 1550, PAGE 276, SAID POINT BEING SOUTH 41 DEGREES 28 MINUTES 39 SECONDS EAST 0.20 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE SAID SOUTHWESTERN LINE, SOUTH 41 DEGREES 28 MINUTES 39 SECONDS 20.06 FEET TO AN IRON PIN SET;

THENCE TRAVERSING THROUGH THE ABOVE SAID LESTER W. AND TRUDY PROUTY TRACT, SOUTH 53 DEGREES 02 MINUTES 13 SECONDS WEST 146.25 FEET TO A POINT IN SARBAUGH ROAD ON THE ABOVE SAID EAST LINE OF THE PHALEN TRACT, PASSING AN IRON PIN SET AT 117.66 FEET;

THENCE WITH THE SAID ROAD (AND THE SAID EAST LINE), NORTH 42 DEGREES 14 MINUTES 47 SECONDS WEST 20.09 FEET TO THE **PLACE OF BEGINNING**.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS6923).

BEARING ARE BASED ON THE SOUTH LINE OF A 20.59 ACRES TRACT (ALSO BEING THE NORTH LINE OF LOT 9) AS PREVIOUSLY SURVEYED BY C. R. HARKNESS PS6885, DATED NOVEMBER 3rd, 2005.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 31st DAY OF MARCH, 2011 FROM A FIELD SURVEY COMPLETED THE 28th DAY OF MARCH, 2011.

OFFICE COPY
NOT RECORDABLE

MICHAEL D. NICHOLS
REGISTERED SURVEYOR-6923



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION

APPROVED

By: A.L. Swinehart

4-28-2011 DMB

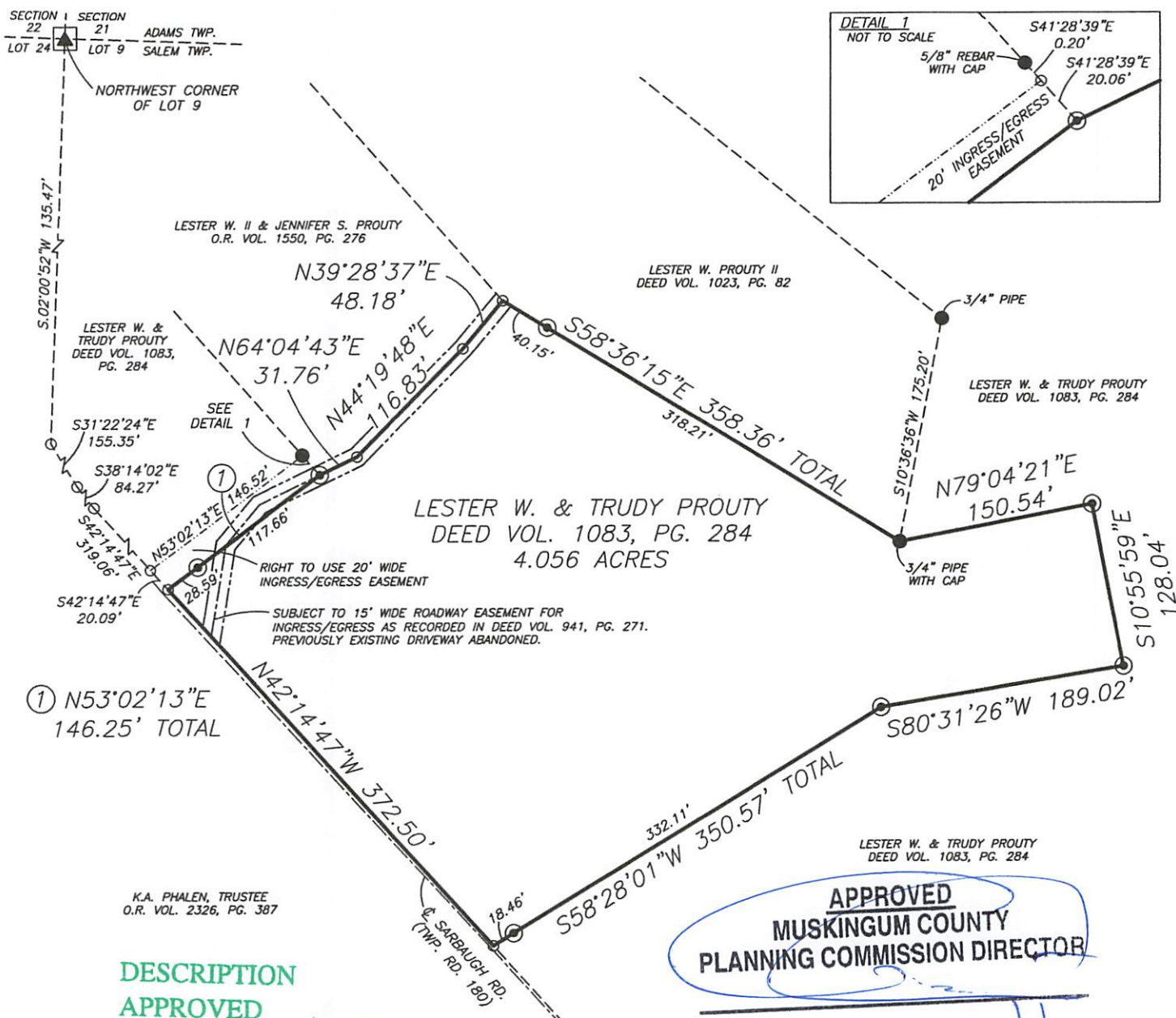
7/1/25
DATE

SURVEY FOR LESTER PROUTY

AUDITORS PARCEL NUMBER
56-56-30-01-04-000 (PART - 4.056 AC.)

BEING A PART OF THE TRACT CONVEYED TO LESTER AND TRUDY PROUTY IN VOLUME 1083, PAGE 284 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 9, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE SOUTH LINE OF A 20.59 ACRES TRACT (ALSO BEING THE NORTH LINE OF LOT 9) AS PREVIOUSLY SURVEYED BY C. R. HARKNESS PS 6885, DATED NOVEMBER 3rd, 2005.



DESCRIPTION

APPROVED

By: A.L. Swinehart
4-28-2011 DMJ

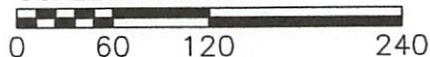
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 2.792± AC. TRACT
COMPLETED AUG. 7, 1984 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 20.59 AC. TRACT
COMPLETED NOVEMBER 3, 2005 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 1.916± AC. TRACT
COMPLETED SEPT. 20, 2000 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 2.340± AC. TRACT
COMPLETED OCT. 12, 1987 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 19.74 AC. TRACT
COMPLETED NOV. 15, 1991 BY R.L. DANIELS PS5410
MUSKINGUM COUNTY GIS

LEGEND

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

SCALE 1"=120'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 31st DAY OF MARCH, 2011, FROM A FIELD SURVEY COMPLETED THE 28th DAY OF MARCH, 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@rrohio.com

DRAWN BY: JWL

DATE: 03-31-11

SCALE: 1"=120'

CHECKED BY: MDN

JOB NO: 5494

DRAWING NO:
Z:\5494\5494.dwg