

**SURVEY FOR LESTER PROUTY
AUDITORS PARCEL NUMBER
56-56-30-01-04-000 (PART - 1.048 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 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 40.63 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 45 DEGREES 03 MINUTES 18 SECONDS EAST 150.08 FEET TO AN IRON PIN SET ON THE SOUTHWESTERN LINE OF A TRACT CONVEYED TO LESTER W. II AND JENNIFER S. PROUTY IN O.R. VOLUME 1550, PAGE 276, PASSING AN IRON PIN SET AT 20.07 FEET;

THENCE WITH THE SAID SOUTHWESTERN LINE, SOUTH 41 DEGREES 28 MINUTES 39 SECONDS EAST 319.08 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 298.82 FEET;

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 298.52 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 1.048 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 SUBJECT TO 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;
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

Biedenbach Surveying, Inc.

3010 East Pike
Zanesville, OH 43701

Surveying and Mapping

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

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 THE SAID 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).

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 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 RECORDED
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



DESCRIPTION APPROVED

By: *[Signature]* 3/31/11

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/2/11
Date

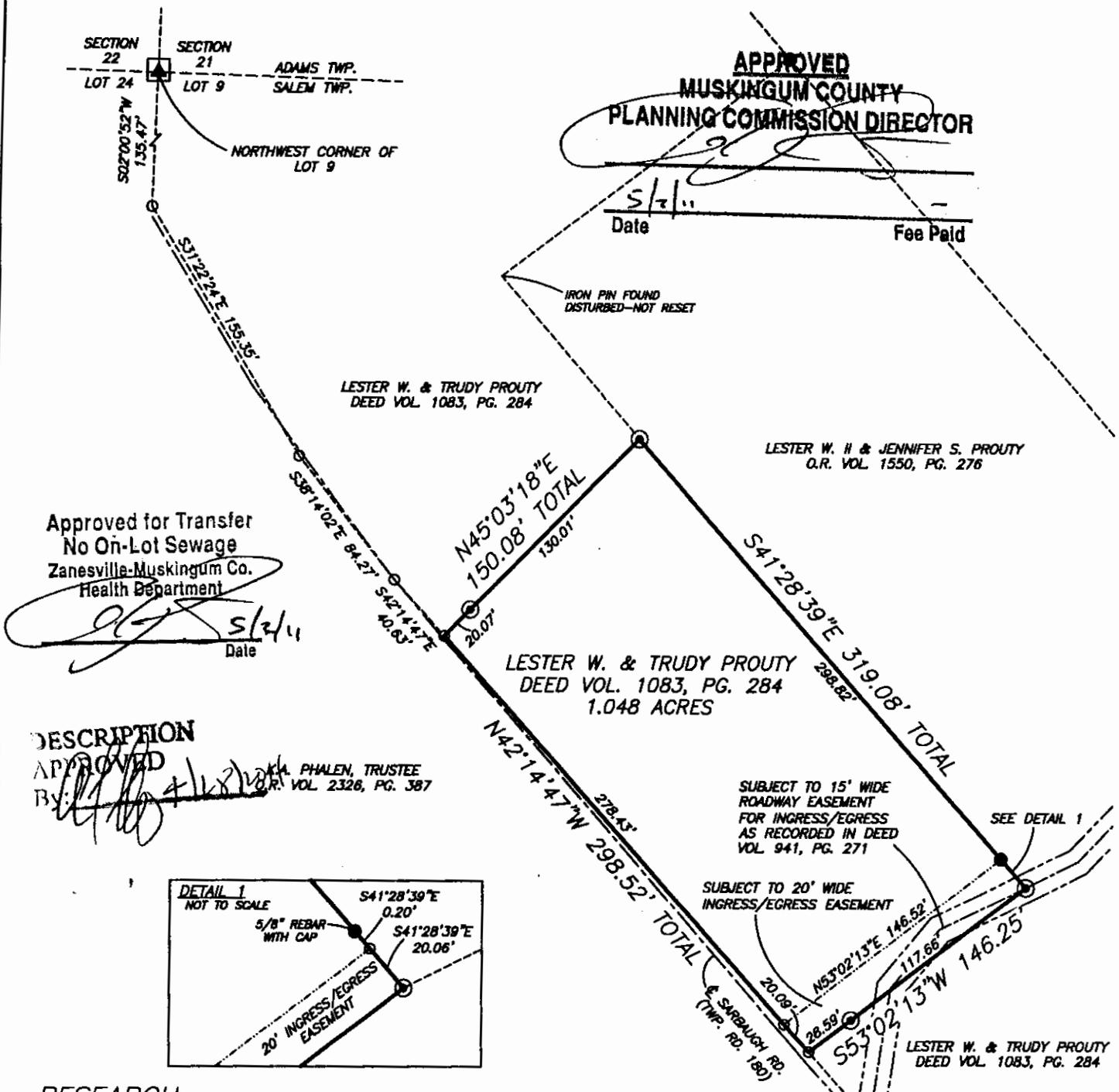
Fee Paid

SURVEY FOR LESTER PROUTY

AUDITORS PARCEL NUMBER
56-56-30-01-04-000 (PART - 1.048 AC.)
TO BE COMBINED WITH 56-56-30-01-04-003

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.



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date: 5/2/11 Fee Paid: _____

IRON PIN FOUND
DISTURBED—NOT RESET

LESTER W. & TRUDY PROUTY
DEED VOL. 1083, PG. 284

LESTER W. II & JENNIFER S. PROUTY
O.R. VOL. 1550, PG. 276

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

Date: 5/2/11

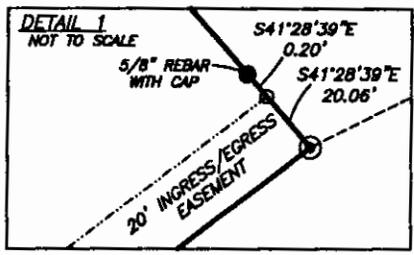
LESTER W. & TRUDY PROUTY
DEED VOL. 1083, PG. 284
1.048 ACRES

DESCRIPTION
APPROVED
By: [Signature]

K.A. PHALEN, TRUSTEE
O.R. VOL. 2326, PG. 387

SUBJECT TO 15' WIDE
ROADWAY EASEMENT
FOR INGRESS/EGRESS
AS RECORDED IN DEED
VOL. 941, PG. 271

SUBJECT TO 20' WIDE
INGRESS/EGRESS EASEMENT



LESTER W. & TRUDY PROUTY
DEED VOL. 1083, PG. 284

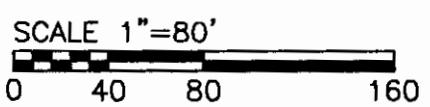
RESEARCH

- DEEDS AS SHOWN
- PREVIOUS SURVEY OF A 2.792± AC. TRACT COMPLETED AUG. 7, 1984 BY W.J. BIENENBACH 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. BIENENBACH PS5718
 - PREVIOUS SURVEY OF A 2.340± AC. TRACT COMPLETED OCT. 12, 1987 BY W.J. BIENENBACH 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

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 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



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.

BIENENBACH SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: BEN@rohio.com

DRAWN BY: JWJ	DATE: 03-31-11	SCALE: 1"=80'
CHECKED BY: MDN	JOB NO: 5494	DRAWING NO: Z:\5494\5494.dwg