

62-01-05
6799 RIDGE RD

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
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JAN E. MILLER
VOLUME 995, PAGE 470
AUDITORS PARCEL NUMBER 62-62-01-01-05-000 (PART)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP
16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER,
SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER
DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CONCRETE MONUMENT AT CENTER LINE STATION
1025+00 OF THE 1965 CENTERLINE SURVEY OF INTERSTATE SEVENTY; THENCE
SOUTH 89 DEGREES 39 MINUTES 21 SECONDS EAST 316.15 FEET ALONG THE SAID
CENTERLINE OF I-70 TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER
OF SECTION SIX; THENCE SOUTH (SOUTH 00 DEGREES 00 MINUTES 00 SECONDS
EAST) 140.00 FEET ALONG THE SAID WEST LINE TO AN EXISTING IRON PIN (5/8
INCH REBAR) ON THE SOUTH RIGHT-OF-WAY OF I-70; THENCE SOUTH 86 DEGREES
16 MINUTES 07 SECONDS EAST 507.79 FEET ALONG THE SAID RIGHT-OF-WAY
LINE TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 88 DEGREES
59 MINUTES 37 SECONDS EAST 744.04 FEET ALONG THE SAID RIGHT-OF-WAY LINE
TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 00 DEGREES 25
MINUTES 51 SECONDS WEST 1295.33 FEET TO A POINT IN THE CENTER OF COUNTY
ROAD NUMBER 34 (RIDGE ROAD), PASSING AN EXISTING IRON PIN (5/8 INCH
REBAR) AT 1264.53 FEET; THENCE SOUTH 85 DEGREES 24 MINUTES 47 SECONDS
WEST 93.85 FEET TO A POINT IN THE SAID CENTER; THENCE SOUTH 88 DEGREES
54 MINUTES 17 SECONDS WEST 100.09 FEET TO A POINT IN THE SAID CENTER,
SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO
BE DESCRIBED; THENCE WITH THE CENTER OF SAID COUNTY ROAD THE NEXT FOUR
COURSES AND OISTANCES:

- 1) SOUTH 88 DEGREES 54 MINUTES 17 SECONDS WEST 25.06 FEET TO A POINT,
 - 2) NORTH 89 DEGREES 32 MINUTES 54 SECONDS WEST 78.26 FEET TO A POINT,
 - 3) NORTH 88 DEGREES 17 MINUTES 32 SECONDS WEST 128.10 FEET TO A POINT,
 - 4) NORTH 87 DEGREES 12 MINUTES 04 SECONDS WEST 22.62 FEET TO A POINT;
- THENCE LEAVING THE SAID ROAD, NORTH 05 DEGREES 52 MINUTES 54 SECONDS
WEST 260.12 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 17.65
FEET; THENCE NORTH 88 DEGREES 21 MINUTES 06 SECONDS EAST 268.23 FEET TO
AN IRON PIN SET; THENCE SOUTH 02 DEGREES 37 MINUTES 52 SECONDS EAST
271.81 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT
252.84 FEET.

CONTAINING 1.596 MORE OR LESS ACRES. SUBJECT TO ALL LEGAL RIGHT-OF-WAY
OF COUNTY ROAD NUMBER 34 AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS ARE 5/8 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS.
BEARINGS ARE BASED ON AN ASSUMED BEARING OF NORTH ASSIGNED TO THE WEST
LINE OF THE NORTHWEST QUARTER OF SECTION SIX.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 25TH DAY OF AUGUST
1995.

OFFICE COPY
NOT RECORDABLE
REGISTERED SURVEYOR #5718



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY
8-29-95

D3914-7 MILLER

STATION 1025+00 OF I-70
(1965 SURVEY)

CENTERLINE
I-70

S.89°39'21"E.
316.15'

S.00°00'00"E.
140.00'

BEARINGS ARE BASED ON
AN ASSUMED BEARING OF NORTH
ASSIGNED TO THE WEST LINE
OF THE NORTHWEST QUARTER
AS TAKEN FROM PREVIOUS
SURVEYS.



LIMITED ACCESS RIGHT-OF-WAY

S.86°16'07"E.
507.79'

S.88°59'37"E.
744.04'

SECTION 1
SECTION 6

JAN E. MILLER
VOL.995, PG. 470

LARRY SIMS
VOL. 1009, PG. 397
2.231 ± ACRES

N.88°21'06"E. 268.23'

JAN E. MILLER
VOL.995, PG. 470

1.596 ± ACRES

N.05°52'54"W. 260.12'
242.47'

252.84'
S.02°37'52"E. 271.81'

1264.53'
S.00°25'51"W. 1295.33'

E CO. RD. 34

N.87°12'04"W. 22.62'

N.88°17'32"W. 128.10'

N.89°32'54"W. 78.26'

S.88°54'17"W. 25.06'

S.88°54'17"W. 100.09'

S.85°24'47"W. 93.85'

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY *[Signature]*
8-29-95

RESEARCH

VOL.1009, PG. 397
VOL.953, PG. 92
VOL. 631, PG. 192
PREVIOUS SURVEY OF 56.207+/-AC.
DATED 8/13/85
MUSKINGUM COUNTY TAX MAPS

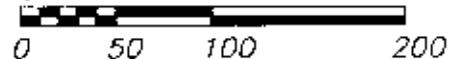
LEGEND

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

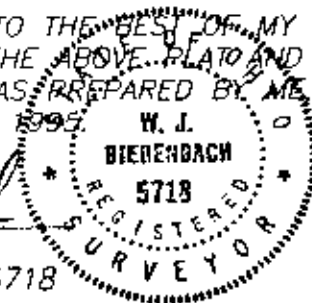
PAR.#62-62-01-01-05-000(PART)

BEING A PART OF THE NORTHWEST
QUARTER OF SECTION 6, TOWNSHIP 16,
RANGE 14, OF THE CONGRESS LANDS EAST
OF THE SCIOTO RIVER, SPRINGFIELD
TOWNSHIP, MUSKINGUM COUNTY, OHIO.

SCALE 1"=100'



I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME
THIS 25 DAY OF AUGUST, 1995.



W.J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(614) 453-4850

DRAWN BY: MDN	SCALE: 1"=100'
CHECKED BY: WJB	
Plot date: 08/25/95 at 12:16 File name: C:/ACAD12/DWG/3914	

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