

# Biedenbach Surveying, Inc.

3010 East Pike  
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**JOHN M. JAMES**  
AUDITORS PARCEL NUMBER 62-62-68-02-05-000 (PART) *SNR*

BEING A PART OF THE 15.976 ACRE TRACT CONVEYED TO JOHN M. JAMES BY DEED VOLUME 1020, PAGE 519 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER;**

**THENCE WITH THE NORTH LINE OF THE SAID NORTHEAST QUARTER, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1995.14 (DEED) FEET TO A POINT;**

**THENCE LEAVING THE SAID NORTH LINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO HARRY F. AND PATRICIA STRICKLER (DEED VOLUME 2171, PAGE 678), SOUTH 00 DEGREES 01 MINUTES 28 SECONDS WEST 539.57 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE LEAVING THE SAID WEST LINE AND WITH THE SOUTH LINE OF THE SAID STRICKLER TRACT AND THE SOUTH LINE OF A TRACT CONVEYED TO GREGORY L, II AND MELISSA S. VAUGHN (DEED VOLUME 2046, PAGE 486), NORTH 83 DEGREES 31 MINUTES 13 SECONDS EAST 525.76 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 388.78 FEET;**

**THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE ABOVE SAID JAMES TRACT, SOUTH 00 DEGREES 38 MINUTES 00 SECONDS EAST 399.97 FEET TO AN IRON PIN SET ON THE NORTH LINE OF A TRACT CONVEYED TO R. RUSSELL, LIFE ESTATE (DEED VOLUME 1980, PAGE 905);**

**THENCE WITH THE SAID RUSSELL NORTH LINE, NORTH 82 DEGREES 07 MINUTES 22 SECONDS WEST 164.88 FEET TO AN EXISTING STONE (4 INCH BY 6 INCH FLINT);**

**THENCE WITH THE NORTH LINE A TRACT CONVEYED TO DAVID AND PEGGY SHEPPARD (DEED VOLUME 1138, PAGE 227), NORTH 81 DEGREES 42 MINUTES 27 SECONDS WEST 364.38 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);**

**THENCE LEAVING THE SAID NORTH LINE AND WITH THE EAST LINE OF A TRACT CONVEYED TO D. COOPER (DEED VOLUME 1562, PAGE 442), NORTH 00 DEGREES 38 MINUTES 00 SECONDS WEST 265.48 FEET TO THE PLACE OF BEGINNING.**

**CONTAINING 4.000 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.**

**ALSO THE FOLLOWING 30 FOOT WIDE INGRESS AND EGRESS EASEMENT**

BEING A PART OF THE 15.976 ACRE TRACT CONVEYED TO JOHN M. JAMES BY DEED VOLUME 1020, PAGE 519 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER;**

**THENCE WITH THE NORTH LINE OF THE SAID NORTHEAST QUARTER, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1995.14 (DEED) FEET TO A POINT;**

**THENCE LEAVING THE SAID NORTH LINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO HARRY F. AND PATRICIA STRICKLER (DEED VOLUME 2171, PAGE 678), SOUTH 00 DEGREES 01 MINUTES 28 SECONDS WEST 539.57 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);**

**THENCE LEAVING THE SAID WEST LINE AND WITH THE SOUTH LINE OF THE SAID STRICKLER TRACT AND THE SOUTH LINE OF A TRACT CONVEYED TO GREGORY L, II AND MELISSA S. VAUGHN (DEED VOLUME 2046, PAGE 486), NORTH 83 DEGREES 31 MINUTES 13 SECONDS EAST 525.76 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 388.78 FEET;**

**THENCE CONTINUING WITH THE SAID VAUGHN LINE AND THE SOUTH LINE OF A TRACT CONVEYED TO BILLY N. AND MARY JANE KIRKBRIDE (DEED VOLUME 2153, PAGE 611), NORTH 83 DEGREES 31 MINUTES 13 SECONDS EAST 821.73 FEET TO A POINT ON THE EAST LINE OF TOWNSHIP ROAD 669 (LUBY**

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LANE), PASSING EXISTING IRON PINS AT 145.52 FEET (5/8 INCH REBAR), 261.70 FEET (5/8 INCH REBAR), 565.22 FEET (1/2 INCH PIPE-BENT) AND AT 789.19 FEET (3/4 INCH ROD);

THENCE WITH THE SAID EAST LINE OF LUBY LANE AND THE WEST LINE OF A TRACT CONVEYED TO ALVIN AND GLENNA FLEMING (DEED VOLUME 807, PAGE 337), SOUTH 36 DEGREES 12 MINUTES 35 SECONDS EAST 34.55 FEET TO A POINT;

THENCE LEAVING THE SAID EAST LINE OF LUBY LANE AND TRAVERSING INTO THE ABOVE SAID JAMES TRACT THE FOLOWING TWO COURSES AND DISTANCES:

1. SOUTH 83 DEGREES 31 MINUTES 13 SECONDS WEST 841.94 FEET TO A POINT, PASSING IRON PINS SET AT 34.16 FEET AND AT 407.82 FEET;
2. NORTH 00 DEGREES 38 MINUTES 00 SECONDS WEST 30.16 FEET TO PLACE OF BEGINNING.

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

THE BEARINGS ARE BASED ON THE WEST LINE OF THE PREVIOUS SURVEY OF TRACTS ALONG THE NORTH LINE OF THE J. JAMES TRACT (SURVEYED IN DECEMBER 1977 BY L. P. DINAN) AS DESCRIBED IN DEED BOOK VOLUME 2153, PAGE 611, VOLUME 2046, PAGE 486 AND VOLUME 2171, PAGE 678 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 10<sup>th</sup> DAY OF NOVEMBER 2008, FROM A FIELD SURVEY COMPLETED THE 6<sup>th</sup> DAY OF NOVEMBER 2008.

**OFFICE COPY**  
**NOT RECORDABLE**  
MICHAEL BIEDENBACH  
REGISTERED SURVEYOR # 6923



DESCRIPTION  
APPROVED  
*APB 11/9/2008*

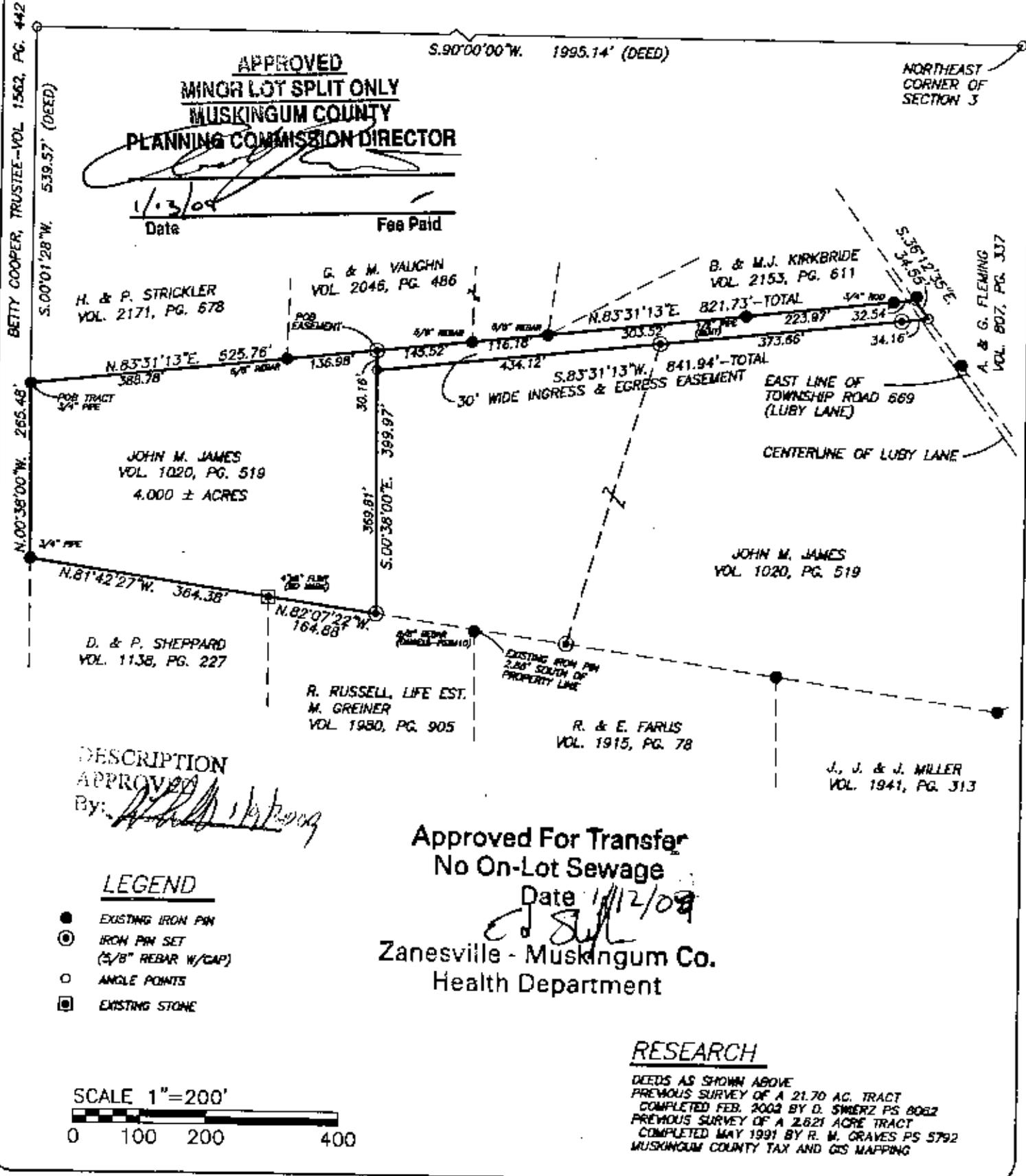
**APPROVED**  
**MINOR LOT SPLIT ONLY**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**  
  
Date: *11/17/08* Fee Paid: \_\_\_\_\_

# SURVEY FOR JOHN M. JAMES

AUDITORS PARCEL NUMBER  
62-62-68-02-05-000 (PART)

BEING A PART OF THE TRACT CONVEYED TO JOHN M. JAMES BY DEED VOLUME 1020, PAGE 519, SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF TRACTS ALONG THE NORTH LINE OF THE J. JAMES TRACT (SURVEYED IN DECEMBER 1977 BY L. P. DINAN) AS DESCRIBED IN DEED BOOK VOLUME 2153, PAGE 611, VOLUME 2046, PAGE 486, AND VOLUME 2171, PAGE 678 OF THE MUSKINGUM COUNTY DEED RECORDS.



**APPROVED**  
**MINOR LOT SPLIT ONLY**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

Date: 1/3/09 Fee Paid: \_\_\_\_\_

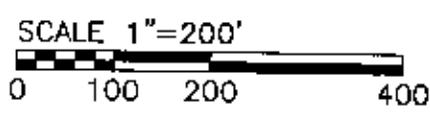
DESCRIPTION APPROVED  
By: *[Signature]*

Approved For Transfer  
No On-Lot Sewage  
Date: 1/12/09

Zanesville - Muskingum Co.  
Health Department

**LEGEND**

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



**RESEARCH**

DEEDS AS SHOWN ABOVE  
PREVIOUS SURVEY OF A 21.70 AC. TRACT COMPLETED FEB. 2003 BY D. SMERZ PS 8062  
PREVIOUS SURVEY OF A 2.621 ACRE TRACT COMPLETED MAY 1991 BY R. M. GRAVES PS 5792  
MUSKINGUM COUNTY TAX AND GIS MAPPING

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 27th DAY OF OCTOBER, 2008.

**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 PINE, ZANESVILLE, OHIO 43701  
phone: 740-453-4850, fax: 740-450-1000, email: biedenbach@ps.net

DRAWN BY: MDN	DATE: 10-27-08	SCALE: 1"=200'
CHECKED BY: MDN	JOB NO: 5380	DRAWING NO: C:\JOB\FOLDER\5380