

**W. J. Biedenbach & Associates**3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850  
Fax (740) 450-1000**RUTH DICKERSON**AUDITORS PARCEL NUMBER 62-62-70-03-15-000 (ALL)  
AUDITORS PARCEL NUMBER 62-62-70-03-16-000 (ALL)  
AUDITORS PARCEL NUMBER 62-62-70-03-14-002 (PART)

BEING A PART OF TRACTS CONVEYED TO RUTH DICKERSON BY DEED RECORDED IN VOLUME 438, PAGE 574 AND VOLUME 532, PAGE 828 AND R. AND R. FLETCHER BY DEED RECORDED IN VOLUME 921, PAGE 213 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, 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 SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2;

THENCE NORTH 03 DEGREES 26 MINUTES 38 SECONDS EAST 568.75 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF A 1.225 ACRE TRACT CONVEYED TO R. AND J. BROWN (VOLUME 1056, PAGE 366);

THENCE NORTH 03 DEGREES 26 MINUTES 38 SECONDS EAST 145.57 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS TRACT;

THENCE CONTINUING NORTH 03 DEGREES 26 MINUTES 38 SECONDS EAST 85.41 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 04 MINUTES 08 SECONDS EAST 198.94 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF THE ABOVE SAID FLETCHER TRACT, PASSING AN IRON PIN SET AT 0.56 FEET;

THENCE NORTH 10 DEGREES 54 MINUTES 21 SECONDS EAST 12.90 FEET TO AN IRON PIN SET;

THENCE SOUTH 78 DEGREES 53 MINUTES 22 SECONDS EAST 25.28 FEET TO AN IRON PIN SET;

THENCE SOUTH 75 DEGREES 02 MINUTES 54 SECONDS EAST 46.85 FEET TO AN IRON PIN SET;

THENCE SOUTH 86 DEGREES 35 MINUTES 50 SECONDS EAST 96.22 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 143 (POTTS LANE), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE-BENT) AT 66.22 FEET;

THENCE WITH THE SAID ROAD, SOUTH 03 DEGREES 46 MINUTES 47 SECONDS WEST 97.93 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE NORTH LINE OF THE ABOVE SAID BROWN TRACT, NORTH 85 DEGREES 26 MINUTES 53 SECONDS WEST 367.22 FEET TO THE PLACE OF BEGINNING, PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 19.05 FEET AND 183.61 FEET AND AN IRON PIN SET AT 366.88 FEET.

CONTAINING 0.795 MORE OR LESS ACRES TOTAL WITH 0.012 MORE OR LESS ACRES OUT OF VOLUME 921, PAGE 213, 0.475 MORE OR LESS ACRES OUT OF VOLUME 438, PAGE 574 AND 0.308 MORE OR LESS ACRES OUT OF VOLUME 532, PAGE 828, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD 143 AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

THE BEARINGS ARE BASED ON THE NORTH LINE OF THE 1.225 MORE OR LESS ACRE TRACT (VOLUME 1056, PAGE 366) SURVEYED BY R. M. GRAVES (PS#5794) AND DATED JULY 21, 1979.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6<sup>TH</sup> DAY OF OCTOBER 1999.

**OFFICE COPY  
NOT RECORDABLE**  
W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
10-20-99

# SURVEY FOR RUTH DICKERSON

AUDITORS PARCEL NUMBERS

62-62-70-03-15-000 (ALL)

62-62-70-03-16-000 (ALL)

62-62-70-03-14-002 (PART)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE NORTH LINE OF A 1.225 MORE OR LESS ACRE LOT SURVEYED BY RICHARD MAX GRAVES (PS# 5792), DATED JULY 21, 1979.

E COUNTY ROAD 143  
(POTTS LANE)



SCALE 1"=50'  
0 25 50 100

## RESEARCH:

VOL. 532, PG. 828

PREVIOUS SURVEY OF  
1.225 ACRES BY R.M.  
GRAVES(PS# 5792)  
DATED 7-21-79.

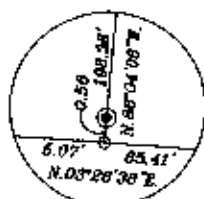
PREVIOUS SURVEY OF  
4.739 ACRES BY R.M.  
GRAVES(PS# 5792)  
DATED 8-11-79.

PREVIOUS SURVEY OF  
0.74 ACRES BY L.P.  
DINAN (PS# 5451)  
DATED 5-10-84.

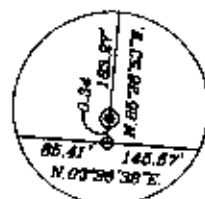
MUSKINGUM CO. TAX MAP

## LEGEND

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



IRON PIN DETAIL "A"



IRON PIN DETAIL "B"

SOUTHWEST CORNER OF THE  
NORTHWEST QUARTER OF  
SECTION 2

SEE DETAIL "A"

SEE DETAIL "B"

W.J. BIEDENBACH & ASSOC.  
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ZANESVILLE, OHIO  
(740) 453-4850

DRAWN BY: AJS	DATE: 10-05-99
SCALE: 1"=50'	CHECKED BY: WJB
JOB NO: 4479	DRAWING NO: D:\4479\4479

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 5th DAY OF OCTOBER 1999.

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

DESCRIPTION APPROVED  
FOR AUDITOR'S REGISTER

10-20-99

R. & J. BROWN  
VOL. 1056, PG. 366

R. & R. FLETCHER  
VOL. 921, PG. 213

RUTH DICKERSON  
VOL. 532, PG. 828  
VOL. 438, PG. 574  
0.795 ± ACRES  
(TOTAL)

RUTH DICKERSON  
VOL. 438, PG. 574  
0.475 ± ACRES

RUTH DICKERSON  
VOL. 532, PG. 828  
0.308 ± ACRES

S.78°53'22"E. 25.26'  
S.75°02'54"E. 48.65'  
S.88°35'50"E. 98.22'  
30.00'  
66.22' 3/4" PIPE (REBAR)

S.03°46'47"W. 97.93'

19.05'

164.56' - MEASURED

N.85°26'53"W. 367.22'

183.61' - TOTAL

P.O.B.

N.03°26'38"E. 145.57'

N.03°26'38"E. 568.75'  
(DEED)

5/8" REBAR  
(INSIDE PIPE)