

# Biedenbach Surveying, Inc.

3010 East Pike  
Zanesville, OH 43701

Surveying and Mapping

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

## EMMA J. SHEETS

VOLUME 1139, PAGE 703

AUDITORS PARCEL NUMBER 70-70-15-02-15-000 (PART)-25.718 +/- ACRES

AUDITORS PARCEL NUMBER 70-70-15-02-20-000 (PART)-3.108 +/- ACRES

BEING A PART OF THE TRACT CONVEYED TO EMMA J. SHEETS BY DEED VOLUME 1139, PAGE 703 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2;

THENCE SOUTH 02 DEGREES 31 MINUTES 37 SECONDS WEST 1375.38 FEET, ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE SOUTH 72 DEGREES 57 MINUTES 10 SECONDS EAST 126.13 FEET TO AN IRON PIN SET;

THENCE SOUTH 80 DEGREES 09 MINUTES 30 SECONDS EAST 300.13 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 110 (CHURCH HILL ROAD), PASSING AN IRON PIN SET AT 271.84 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD THE NEXT TWO COURSES AND DISTANCES:

- 1) SOUTH 14 DEGREES 01 MINUTES 08 SECONDS EAST 3.61 FEET TO A POINT;
- 2) SOUTH 16 DEGREES 43 MINUTES 56 SECONDS EAST 85.89 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD, SOUTH 81 DEGREES 32 MINUTES 40 SECONDS WEST 241.23 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 30.00 FEET;

THENCE SOUTH 21 DEGREES 31 MINUTES 10 SECONDS EAST 191.32 FEET TO AN EXISTING IRON PIN (AXLE) ON THE NORTH LINE OF A 10.00 ACRE TRACT CONVEYED TO M. A. STANSBERRY BY DEED RECORDED IN VOLUME 929, PAGE 314 OF THE SAID COUNTY RECORDS;

THENCE WITH THE NORTH AND WEST LINE OF THE SAID STANSBERRY TRACT THE NEXT TWO COURSES AND DISTANCES:

- 1) SOUTH 59 DEGREES 35 MINUTES 55 SECONDS WEST 618.40 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 2) SOUTH 06 DEGREES 18 MINUTES 00 SECONDS EAST, PASSING AN EXISTING IRON PIN (AXLE) AT 558.00 FEET, A TOTAL DISTANCE OF 585.16 FEET TO A POINT IN TOWNSHIP ROAD 190 (CULBERTSON ROAD) ON THE SOUTH LINE OF SECTION 2, SAID POINT BEING NORTH 87 DEGREES 05 MINUTES 44 SECONDS WEST 137.80 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SAID ROAD AND THE SOUTH LINE OF SECTION 2, NORTH 87 DEGREES 05 MINUTES 44 SECONDS WEST 579.38 FEET TO A POINT;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE EAST LINE OF A TRACT CONVEYED TO DALE GREEN BY DEED RECORDED IN VOLUME 514, PAGE 591 OF THE SAID COUNTY RECORDS, NORTH 00 DEGREES 18 MINUTES 33 SECONDS WEST 1993.16 FEET TO AN EXISTING IRON PIN (AXLE), PASSING AN EXISTING IRON PIN (AXLE) AT 17.22 FEET;

THENCE LEAVING THE SAID GREEN TRACT AND TRAVERSING THROUGH THE ABOVE SAID SHEETS TRACT, SOUTH 56 DEGREES 41 MINUTES 55 SECONDS EAST 518.54 FEET TO AN IRON PIN SET;

THENCE SOUTH 12 DEGREES 21 MINUTES 15 SECONDS EAST 381.78 FEET TO AN IRON PIN SET;

THENCE SOUTH 72 DEGREES 57 MINUTES 10 SECONDS EAST 282.40 FEET TO THE PLACE OF BEGINNING.

CONTAINING 28.826 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD 110 (CHURCH HILL ROAD) AND TOWNSHIP ROAD 190 (CULBERTSON ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

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ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS  
(BIEDENBACH PS6923-PS7923).

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE SOUTH LINE OF SECTION 2 DATED  
2/17/98 BY LINN ENGINEERING, INC.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO  
BE CORRECT AS PREPARED BY ME THIS 25<sup>TH</sup> DAY OF APRIL, 2006.

*Michael D. Nichols*  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *A.C. Swinehart*  
*4-28-2006 CLS*

APPROVED FOR CLOSURE

*A.C. Swinehart*  
*4-28-2006 CLS*

EXEMPT FROM  
PLANNING COMMISSION

*A.C. Swinehart*  
*4-28-2006 CLS*

# SURVEY FOR EMMA J. SHEETS

AUDITORS PARCEL NUMBER  
70-70-15-02-15-000 (PART)--25.718 ± ACRES  
70-70-15-02-20-000 (PART)--3.108 ± ACRES

BEING A PART OF THE TRACT CONVEYED TO E. J. SHEETS (DEED VOLUME 1139, PAGE 703),  
SITUATED IN THE SOUTH HALF SECTION 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY  
LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE SOUTH LINE OF SECTION 2 DATED  
2/17/98 LINN ENGINEERING, INC.

E. J. SHEETS  
VOL. 1139, PG. 703

DALE GREEN  
VOL. 514, PG. 591

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY A.L. Swinehart  
4-28-2006 CLS

APPROVED FOR CLOSURE

A.L. Swinehart  
4-28-2006 CLS

E. J. SHEETS  
VOL. 1139, PG. 703  
28.828 ± ACRES-TOTAL

NUMBER	BEARING	DISTANCE
1	S.14°01'08"E.	3.61'
2	S.16°43'56"E.	85.89'

EXEMPT FROM  
PLANNING COMMISSION

A.L. Swinehart  
4-28-2006 CLS

NORTHWEST CORNER OF THE  
SOUTHEAST QUARTER OF  
SECTION 2

S.02°31'37"W. 1375.38'  
MID SECTION LINE

K. & S. GRUBB  
VOL. 1144, PG. 808

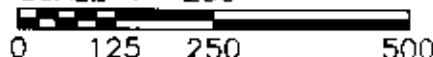
R. J. CULBERTSON  
VOL. 1072, PG. 359

M. A. STANSBERRY  
VOL. 828, PG. 314

## LEGEND

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

SCALE 1"=250'

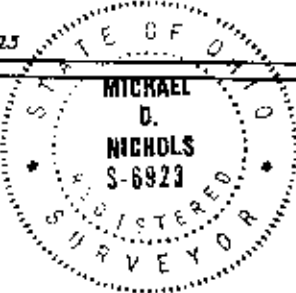


## RESEARCH

DEED VOL. 524, PG. 214  
DEED VOL. 1078, PG. 132  
DEED VOL. 1085, PG. 510  
DEED VOL. 1088, PG. 43  
DEED VOL. 723, PG. 238  
DEED VOL. 1129, PG. 515  
DEED VOL. 1040, PG. 81  
PREVIOUS SURVEY OF A 60.093 AC. TRACT  
COMPLETED MARCH 18, 1998 BY W.J. BIEDENBACH  
PS 5718  
PREVIOUS SURVEY OF A 2.442± AC. TRACT  
COMPLETED JAN. 4, 2002 BY M.D. NICHOLS PS 6923

I HEREBY CERTIFY THAT THE BEST OF MY  
KNOWLEDGE AND BELIEF, THE ABOVE SURVEY  
AND SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 25th DAY OF APRIL, 2006.

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: 740-433-4050, fax: 740-430-1000, email: biederbach@es.net

DRAWN BY: MDN

DATE: 04-25-06

SCALE: 1"=250'

CHECKED BY: MDN

JOB NO: 5212

DRAWING NO:  
C:\JOB\FOLDER\4277