

3010 East Pike
Zanesville, OH 43701

70-80-06-14
205 PLEASANT GROVE RD
Biedenbach Surveying, Inc.

Surveying and Mapping

Telephone (740) 453-4830
Fax (740) 450-1000

ZANESVILLE CITY SCHOOLS BOARD OF EDUCATION

AUDITORS PARCEL NUMBER

71-70-80-06-12-000 (ALL)

71-70-80-06-13-000 (ALL)

71-70-80-06-14-000 (ALL)

BEING ALL OF THE LANDS CONVEYED TO THE BOARD OF EDUCATION OF PLEASANT GROVE SCHOOL DISTRICT (NOW THE ZANESVILLE CITY SCHOOLS BOARD OF EDUCATION) BY DEED VOLUME 58, PAGE 137, VOLUME 270, PAGE 298, AND VOLUME 545, PAGE 152 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 3 OF JOHN C. HOWARD'S SUBDIVISION (PLAT BOOK 9, PAGE 394), IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE (DISTURBED) AT THE SOUTHWEST CORNER OF ABOVE SAID LOT 3, SAID STONE BEING SOUTH 85 DEGREES 30 MINUTES 33 SECONDS EAST 25.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SOUTH LINE OF THE SAID LOT, SOUTH 85 DEGREES 30 MINUTES 33 SECONDS EAST 370.48 FEET TO AN EXISTING IRON PIN (AXLE), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE EAST LINE OF A TRACT CONVEYED TO PAUL ZEMBA (DEED VOLUME 1984, PAGE 45), NORTH 04 DEGREES 30 MINUTES 00 SECONDS EAST 478.40 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF THE SAID ZEMBA TRACT;

THENCE WITH THE EASTERLY LINES OF A TRACT CONVEYED TO SHARON GOFF (DEED VOLUME 1515, PAGE 910) AND THE SOUTH LINE OF A TRACT CONVEYED TO DONALD GOFF (DEED VOLUME 1526, PAGE 338) THE NEXT TWO COURSES AND DISTANCES:

1. NORTH 04 DEGREES 17 MINUTES 36 SECONDS EAST 157.10 FEET TO A POINT;
2. SOUTH 75 DEGREES 06 MINUTES 08 SECONDS EAST 190.50 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO J. AND M. PETTIT (DEED VOLUME 1872, PAGE 193), SOUTH 10 DEGREES 05 MINUTES 55 SECONDS EAST 188.36 FEET TO AN IRON PIN SET;

THENCE WITH THE SOUTH LINE OF THE SAID PETTIT TRACT, SOUTH 85 DEGREES 30 MINUTES 33 SECONDS EAST 28.00 FEET TO AN IRON PIN SET;

THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO H. E. TAYLOR, TRUSTEE (DEED VOLUME 2014, PAGE 275) AND A TRACT CONVEYED TO DONALD ELMORE, ET. AL. (DEED VOLUME 1599, PAGE 21), SOUTH 04 DEGREES 30 MINUTES 00 SECONDS WEST 280.00 FEET TO AN IRON PIN SET;

THENCE WITH THE SOUTH LINE OF THE SAID ELMORE TRACT, SOUTH 85 DEGREES 30 MINUTES 33 SECONDS EAST 319.00 FEET TO A POINT IN THE CENTER OF OLD COUNTY ROAD 5 (NOW A POINT IN STATE ROUTE 93), PASSING AN IRON PIN SET AT 285.90 FEET;

THENCE WITH THE SAID OLD COUNTY ROAD, SOUTH 07 DEGREES 00 MINUTES 00 SECONDS WEST 138.93 FEET TO A POINT;

THENCE WITH THE SOUTH LINE OF THE ABOVE SAID LOT 3 (JOHN C. HOWARD'S SUBDIVISION), NORTH 85 DEGREES 30 MINUTES 33 SECONDS WEST 575.22 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 34.52 FEET.

CONTAINING 4.484 MORE OR LESS ACRES, SUBJECT TO ALL ROAD RIGHT OF WAYS OF STATE ROUTE 93 (PLEASANT GROVE ROAD), AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE WEST LINE OF THE PREVIOUS TRACTS AS DESCRIBED IN DEED BOOK VOLUME 270, PAGE 298 AND VOLUME 545, PAGE 152 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 26TH DAY OF MAY 2006.

OFFICE COPY
NOT RECORDED

APPROVED FOR CLOSURE

[Signature] 5/31/2006

EXEMPT FROM
PLANNING COMMISSION

[Signature] 5/31/2006

SURVEY FOR ZANESVILLE CITY SCHOOLS BOARD OF EDUCATION

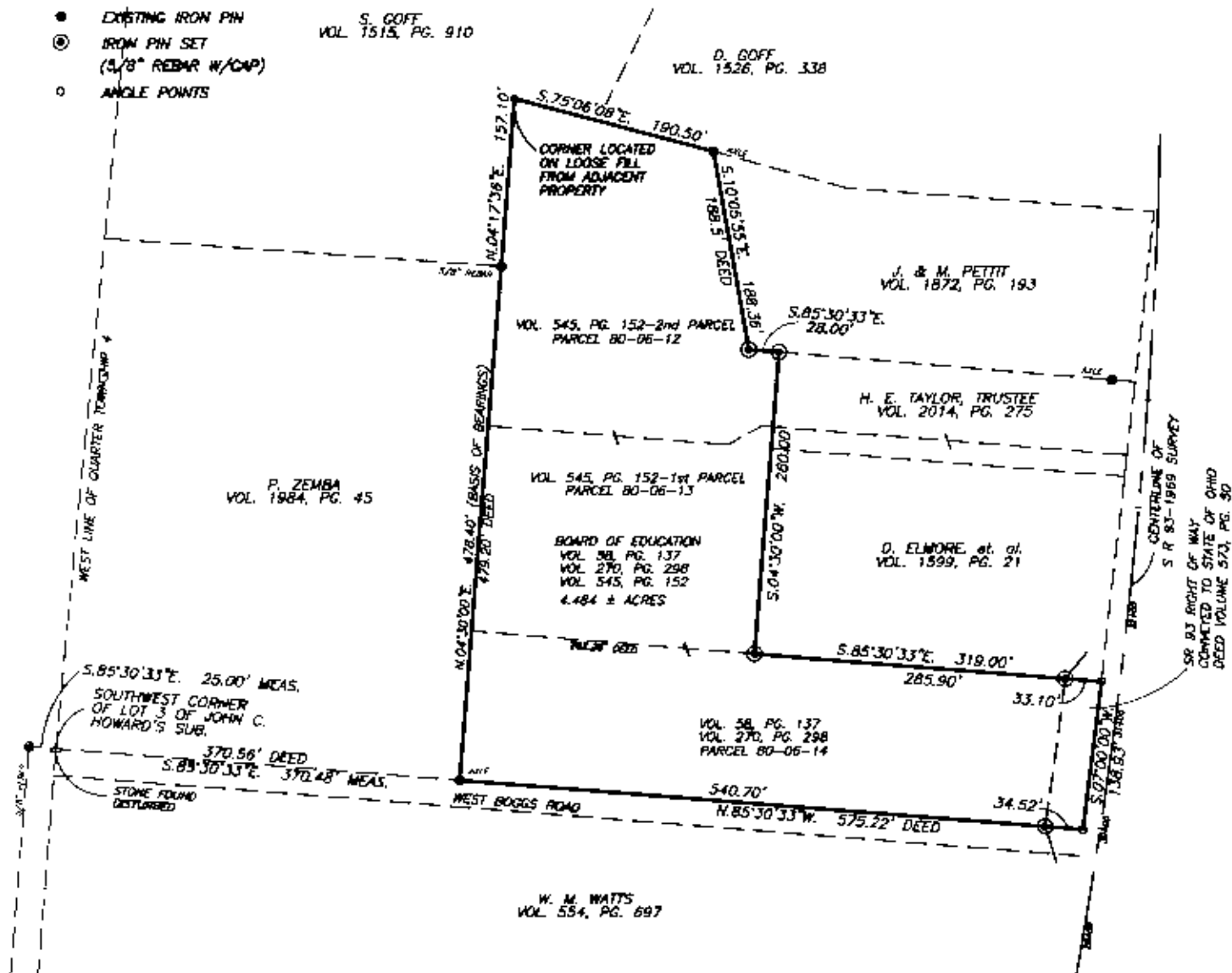
AUDITORS PARCEL NUMBER
71-70-80-06-12-000 (ALL)
71-70-80-06-13-000 (ALL)
71-70-80-06-14-000 (ALL)

BEING ALL OF THE LANDS CONVEYED TO THE BOARD OF EDUCATION OF PLEASANT GROVE SCHOOL DISTRICT (HOW THE ZANESVILLE CITY SCHOOLS BOARD OF EDUCATION) BY DEED VOLUME 58, PAGE 137, VOLUME 270, PAGE 298, AND VOLUME 545, PAGE 152 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 3 OF JOHN C. HOWARD'S SUBDIVISION (PLAT BOOK 9, PAGE 394), IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE WEST LINE OF THE PREVIOUS TRACTS AS DESCRIBED IN DEED BOOK VOLUME 270, PAGE 298 AND VOLUME 545, PAGE 152 OF THE MUSKINGUM COUNTY DEED RECORDS.

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (3/8" REBAR W/CAP)
- ANGLE POINTS



RESEARCH

DEED VOL. 270, PG. 298
DEED VOL. 545, PG. 152
DEED VOL. 573, PG. 50
DEED VOL. 1599, PG. 21
DEED VOL. 1872, PG. 193
DEED VOL. 1984, PG. 45
DEED VOL. 2014, PG. 275
PREVIOUS SURVEY OF A 5.534 ± AC. & 1.876 AC.
TRACT COMPLETED MAY 1999 BY W.J. BIEDENBACH
PS5718
PREVIOUS SURVEY OF S R 93 AS RECORDER IN
PLAT BOOK 12 PAGE 22

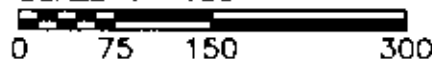
APPROVED FOR CLOSURE

A-L Swinard
5-31-2006 M

EXEMPT FROM
PLANNING COMMISSION

A-L Swinard
5-31-2006 M

SCALE 1"=150'



I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY IS CORRECT AS PREPARED BY ME,
THIS 20th DAY OF MAY, 2006.

**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 PIKE, ZANESVILLE, OHIO 43701
phone: 740-451-4850, fax: 740-450-1000, email: biedenbach@ee.net

DRAWN BY: MDN

DATE: 05-26-06

SCALE: 1"=150'

CHECKED BY: MDN

JOB NO: 5216

DRAWING NO:
C:\JOBFILES\5216