

BERNARD COLLOPY
AUDITORS PARCEL NUMBER 73-73-42-01-55-000 (PART)
TO BE COMBINED WITH 73-73-42-01-51-000

BEING A PART OF THE TRACT CONVEYED TO NORMA SIMS IN DEED BOOK VOLUME 1007, PAGE 85 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN SECTION 12, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12;

THENCE WITH THE WEST LINE OF THE SAID SECTION, SOUTH 00 DEGREES 18 MINUTES 52 SECONDS EAST 687.06 FEET (DEED) TO A POINT;

THENCE LEAVING THE SAID WEST LINE AND WITH THE NORTH LINE OF A TRACT CONVEYED TO D. AND P. BERTKE IN DEED VOLUME 1094, PAGE 458, NORTH 89 DEGREES 41 MINUTES 08 SECONDS EAST 163.02 FEET (DEED) TO AN IRON PIN SET;

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO B. AND L. COLLOPY IN DEED VOLUME 420, PAGE 203, NORTH 00 DEGREES 22 MINUTES 16 SECONDS WEST 55.33 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID EAST LINE, NORTH 00 DEGREES 22 MINUTES 16 SECONDS WEST 147.02 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 73 (WAYNE RIDGE ROAD);

THENCE WITH THE CENTER OF THE SAID COUNTY ROAD THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 43 DEGREES 43 MINUTES 11 SECONDS EAST 8.21 FEET TO A POINT;
2. SOUTH 47 DEGREES 27 MINUTES 25 SECONDS EAST 118.58 FEET TO A POINT, SAID POINT BEING SOUTH 49 DEGREES 24 MINUTES 15 SECONDS WEST 22.31 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR IN CONCRETE);
3. SOUTH 47 DEGREES 27 MINUTES 25 SECONDS EAST 20.69 FEET TO A POINT;

THENCE LEAVING THE SAID COUNTY ROAD AND TRAVERSING THROUGH THE ABOVE SAID SIMS TRACT, SOUTH 66 DEGREES 23 MINUTES 22 SECONDS WEST 117.14 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 25.88 FEET.

CONTAINING 0.181 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 73 (WAYNE RIDGE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

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

BEARINGS ARE BASED ON THE PLAT BEARINGS OF GREEN HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 124 AND PAGE 125 OF THE MUSKINGUM COUNTY PLAT RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 3RD DAY OF NOVEMBER, 2010, FROM A FIELD BOOK THEY COMPLETED THE 27TH DAY OF OCTOBER, 2010.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR



APPROVED
11/11/10

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

[Signature]

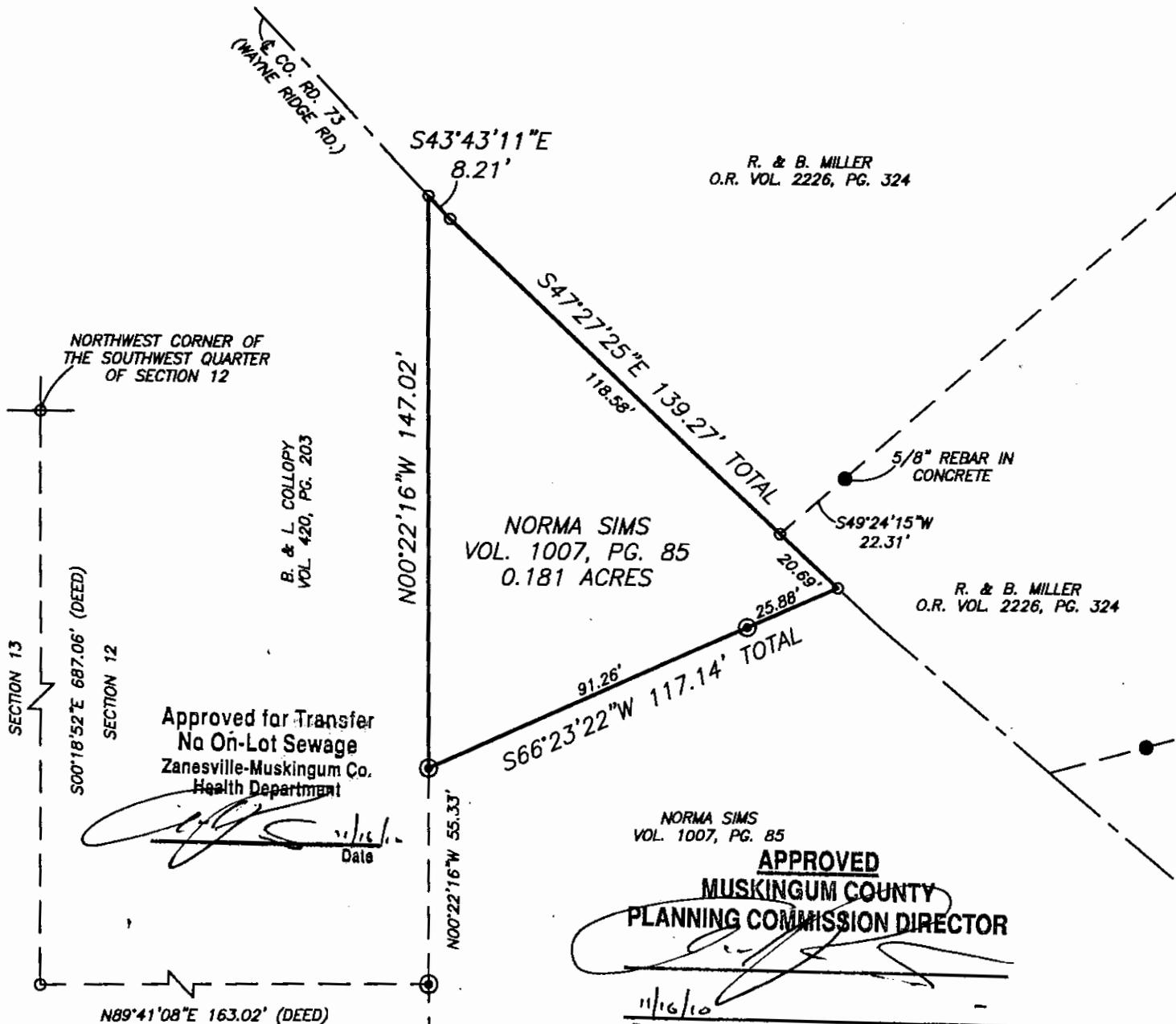
Date: 11/16/10 Fee Paid

SURVEY FOR BERNARD COLLOPY

AUDITORS PARCEL NUMBER
73-73-42-01-55-000 (PART)
TO BE COMBINED WITH 73-73-42-01-51-000

BEING A PART OF THE TRACT CONVEYED TO NORMA SIMS IN DEED BOOK VOLUME 1007, PAGE 85 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN SECTION 12, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PLAT BEARINGS OF GREEN HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 124 AND PAGE 125 OF THE MUSKINGUM COUNTY PLAT RECORDS.



Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

[Signature]
Date 11/16/10

NORMA SIMS
VOL. 1007, PG. 85
APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
Date 11/16/10

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

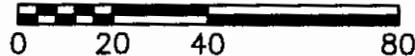
RESEARCH

- DEEDS AS SHOWN
- PREVIOUS SURVEY OF A 1.000± AC. TRACT COMPLETED APRIL 29, 1986 BY M.D. NICHOLS PS6923
 - PREVIOUS SURVEY OF A 0.626± AC. TRACT COMPLETED MAY 24, 1985 BY M.D. NICHOLS PS6923
 - PREVIOUS SURVEY OF A 6.939± AC. TRACT COMPLETED APRIL 29, 1986 BY M.D. NICHOLS PS6923
 - PREVIOUS SURVEY OF A 4.703± AC. TRACT COMPLETED AUG. 16, 1993 BY W.J. BIEDENBACH PS5718
 - PREVIOUS SURVEY OF A 6.104± AC. TRACT COMPLETED NOV. 2, 1979 BY W.J. BIEDENBACH PS5718

LEGEND

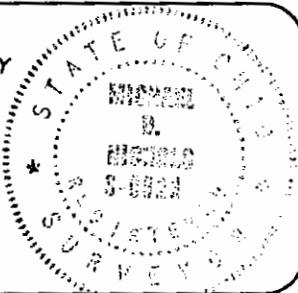
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=40'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 3rd DAY OF NOVEMBER 2010, FROM A FIELD SURVEY COMPLETED THE 7th DAY OF OCTOBER, 2010.

NOT RECORDED
OFFICE COPY
[Signature]
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 16926



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: BEI@raho.com

DRAWN BY: JWL

DATE: 11-03-10

SCALE: 1"=40'

CHECKED BY: MDN

JOB NO: 5475

DRAWING NO:
Z:\5340\5475.dwg