

# BISCHOFF MILLER & ASSOCIATES, LLC

Consulting Engineers & Surveyors

JOE BENEDICT  
AUDITORS PARCEL NUMBER  
73-73-75-02-01-000 (PART)

TRACT 4 - 8.295 ACRES

BEING A PART OF FRACTIONAL SECTION 8, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE NORTHEAST CORNER OF FRACTIONAL SECTION 8;

THENCE WITH THE NORTH LINE OF FRACTIONAL SECTION 8, SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST 316.80 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT 1 OF CULBERTSON'S SUBDIVISION (PLAT BOOK 1, PAGE 276);

THENCE WITH THE EAST LINE OF LOT 1 OF CULBERTSON'S SUBDIVISION, SOUTH 42 DEGREES 55 MINUTES 28 SECONDS WEST 1683.00 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE SOUTH 03 DEGREES 51 MINUTES 13 SECONDS EAST 1135.20 FEET TO AN IRON PIN SET;

THENCE TRAVERSING THROUGH A TRACT CONVEYED TO JOE BENEDICT (VOLUME 1817, PAGE 475), NORTH 35 DEGREES 02 MINUTES 13 SECONDS WEST 1092.76 FEET TO AN IRON PIN SET ON THE EAST LINE OF A TRACT CONVEYED TO THE MUSKINGUM RIVER GRAVEL COMPANY (VOLUME 531, PAGE 597);

THENCE WITH THE EAST LINE OF THE MUSKINGUM RIVER GRAVEL COMPANY TRACT, NORTH 06 DEGREES 38 MINUTES 40 SECONDS EAST 154.49 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF LOT 1 OF CULBERTSON'S SUBDIVISION, SAID IRON PIN BEING NORTH 81 DEGREES 00 MINUTES 00 SECONDS EAST 130.50 FEET FROM AN EXISTING STONE;

THENCE WITH THE SOUTH LINE OF LOT 1 OF CULBERTSON'S SUBDIVISION, NORTH 81 DEGREES 00 MINUTES 00 SECONDS EAST 539.84 FEET TO THE PLACE OF BEGINNING.

CONTAINING 8.295 MORE OR LESS ACRES, BEING SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 706 (DURANTS ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 23.36 ACRES BY DOUGLAS R. DAVIS (PS7972) AND DATED MARCH 13, 1999.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH REBAR WITH IDENTIFICATION CAP STAMPED "BISCHOFF & ASSOC".

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 12<sup>TH</sup> DAY OF NOVEMBER 2004 FROM AN ACTUAL FIELD SURVEY UNDER THE DIRECT SUPERVISION OF ME IN OCTOBER 2004.

*Edward A. Bischoff*  
EDWARD A. BISCHOFF #5206

15<sup>th</sup> Nov 04  
DATE

**OFFICE COPY  
NOT RECORDABLE**



BEARING APPROVED  
FILED FOR RECORDATION  
BY *[Signature]*  
11-24-2004

**SURVEY FOR JOE BENEDICT**

AUDITORS PARCEL NUMBER  
73-73-75-02-01-000 (PART)

BEING A PART OF FRACTIONAL SECTION 8, TOWNSHIP 11,  
RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO  
RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 23.36  
ACRES BY DOUGLAS R. DAVIS (PS7972) AND DATED MARCH  
13, 1999.

D. CHAMBERS  
VOL. 938, PG. 238

LOT 1  
CULBERTSON'S SUBDIVISION  
PLAT BOOK 1, PAGE 276

S. 89°52'00"W  
316.80'  
EXISTING STONE

S. 42°55'28"W  
1683.00'  
NORTHEAST CORNER OF  
FRACTIONAL SECTION 8

W 81°00'00"E  
130.50'

N. 81°00'00"E. 539.84'

P.O.B.

AREA OF GAP BETWEEN  
VOL. 1817, PG. 475  
AND VOL. 464, PG. 658  
3.035 ± ACRES

TRACT 4  
JOE BENEDICT  
VOL. 1817, PG. 475  
8.295 ± ACRES

23.409 ± ACRES  
(TOTAL)

TOWNSHIP ROAD 706  
(DURANTS ROAD)

MUSKINGUM RIVER GRAVEL CO.  
VOL. 456, PG. 382

**LEGEND**

- EXISTING IRON PIN
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAI)
- ANGLE POINTS
- ⊠ EXISTING STONE
- ⊕ SECTION CORNER
- ⚓ RAILROAD SPIKE SET

**RESEARCH:**

- P. B. 1, PG. 276
- P. H. 7, PG. 18
- VOL. 45, PG. 409
- VOL. 49, PG. 337
- VOL. 79, PG. 354
- VOL. 169, PG. 99
- VOL. 464, PG. 658
- VOL. 518, PG. 1086
- VOL. 531, PG. 597
- VOL. 938, PG. 238
- VOL. 1145, PG. 108
- U.S.G.S. (ZANESVILLE EAST  
QUAD)
- MUSKINGUM CO. TAX MAP

DESCRIPTION APPROVED  
EDWARD A. BISCHOFF  
11-24-2004



SCALE 1"=200'  
0 100 200 400

MUSKINGUM RIVER GRAVEL CO.  
VOL. 531, PG. 597

N. 08°38'40"E. 1394.49'  
415.00'

TRACT 3  
JOE BENEDICT  
VOL. 1817, PG. 475  
5.011 ± ACRES

TRACT 2  
JOE BENEDICT  
VOL. 1817, PG. 475  
5.085 ± ACRES

TRACT 1  
JOE BENEDICT  
VOL. 1817, PG. 475  
5.038 ± ACRES

MUSKINGUM RIVER GRAVEL CO.  
VOL. 549, PG. 701

MUSKINGUM RIVER GRAVEL CO.  
VOL. 518, PG. 1088

N. 76°56'54"W. 827.50'

REPLAT OF THE  
FREDRICK FRITZ FARM  
PLAT BOOK 7, PAGE 18

MUSKINGUM RIVER GRAVEL CO.  
VOL. 518, PG. 1088

1135.20'  
175.00'  
175.00'  
175.00'

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND  
BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS  
PREPARED BY ME, THIS 12TH DAY OF NOVEMBER 2004  
FROM AN ACTUAL FIELD SURVEY UNDER MY DIRECT  
SUPERVISION OF ME AND OTHERS.

**OFFICE COPY  
NOT RECORDABLE**

EDWARD A. BISCHOFF  
REGISTERED SURVEYOR #5206

DATE

**BISCHOFF & ASSOCIATES, INC.**  
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