

247 RAILROAD ST

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Surveying and Mapping

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SURVEY FOR ED ROBERTS

BEING A PART OF LOT 16 OF STOKELY ADDITION TO THE VILLAGE OF ROSEVILLE AS RECORDED IN PLAT BOOK 3, PAGES 16 OF THE MUSKINGUM COUNTY PLAT RECORDS AS CONVEYED TO ED ROBERTS BY DEED RECORDED IN OFFICIAL RECORD VOLUME 2000, PAGE 813 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN SECTION 3, TOWNSHIP 14, RANGE 14, CLAY TOWNSHIP, MUSKINGUM COUNTY, AND SECTION 4, TOWNSHIP 14, RANGE 14, HARRISON TOWNSHIP, PERRY COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID LOT 16;

THENCE WITH THE NORTH LINE OF SAID LOT 16 AND THE SOUTH LINE OF A 15 FOOT ALLEY, SOUTH 81 DEGREES 02 MINUTES 15 SECONDS EAST 150.12 FEET TO AN IRON PIN SET;

THENCE WITH THE WEST LINE OF A 10 FOOT WIDE TRACT CONVEYED TO THE OHIO POWER COMPANY (DEED VOLUME 209, PAGE 1-PARCEL 4), SOUTH 18 DEGREES 51 MINUTES 05 SECONDS WEST 97.66 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID OHIO POWER LINE AND WITH THE SOUTH LINE OF LOT 16, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 46.00 FEET (CHORD BEARING NORTH 89 DEGREES 56 MINUTES 05 SECONDS WEST 29.63 FEET) AN ARC DISTANCE OF 30.17 FEET TO AN IRON PIN SET ON THE NORTHERLY LINE OF A 15 FOOT ALLEY;

THENCE WITH THE SAID ALLEY LINE AND THE SOUTH LINE OF LOT 16, NORTH 36 DEGREES 57 MINUTES 20 SECONDS WEST 144.89 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.206 MORE OR LESS ACRES TOTAL, WITH 0.012 MORE OR LESS ACRES IN PERRY COUNTY AND 0.194 MORE OR LESS ACRES IN MUSKINGUM COUNTY, SUBJECT TO ALL APPLICABLE EASEMENTS.

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

THE BEARINGS ARE BASED ON AN ASSUMED BEARING OF NORTH ON THE COUNTY LINE.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 10TH DAY OF APRIL 2006.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923

APPROVED FOR CLOSURE

[Signature] 4/11/2006

EXEMPT FROM
PLANNING COMMISSION

[Signature] 4/11/2006

SURVEY FOR ED ROBERTS

AUDITORS PARCEL NUMBER
14-13-10-08-07-000 (ALL)

BEING A PART OF LOT 16 OF STOKELY ADDITION TO THE VILLAGE OF ROSEVILLE AS RECORDED IN PLAT BOOK 3, PAGE 16 OF THE MUSKINGUM COUNTY PLAT RECORDS, SITUATED IN SECTION 3, TOWNSHIP 14, RANGE 14, CLAY TOWNSHIP, MUSKINGUM COUNTY, AND SECTION 4, TOWNSHIP 14, RANGE 14, HARRISON TOWNSHIP, PERRY COUNTY, OHIO.

BEARINGS ARE BASED ON AN ASSUMED BEARING ON THE COUNTY LINE OF NORTH.

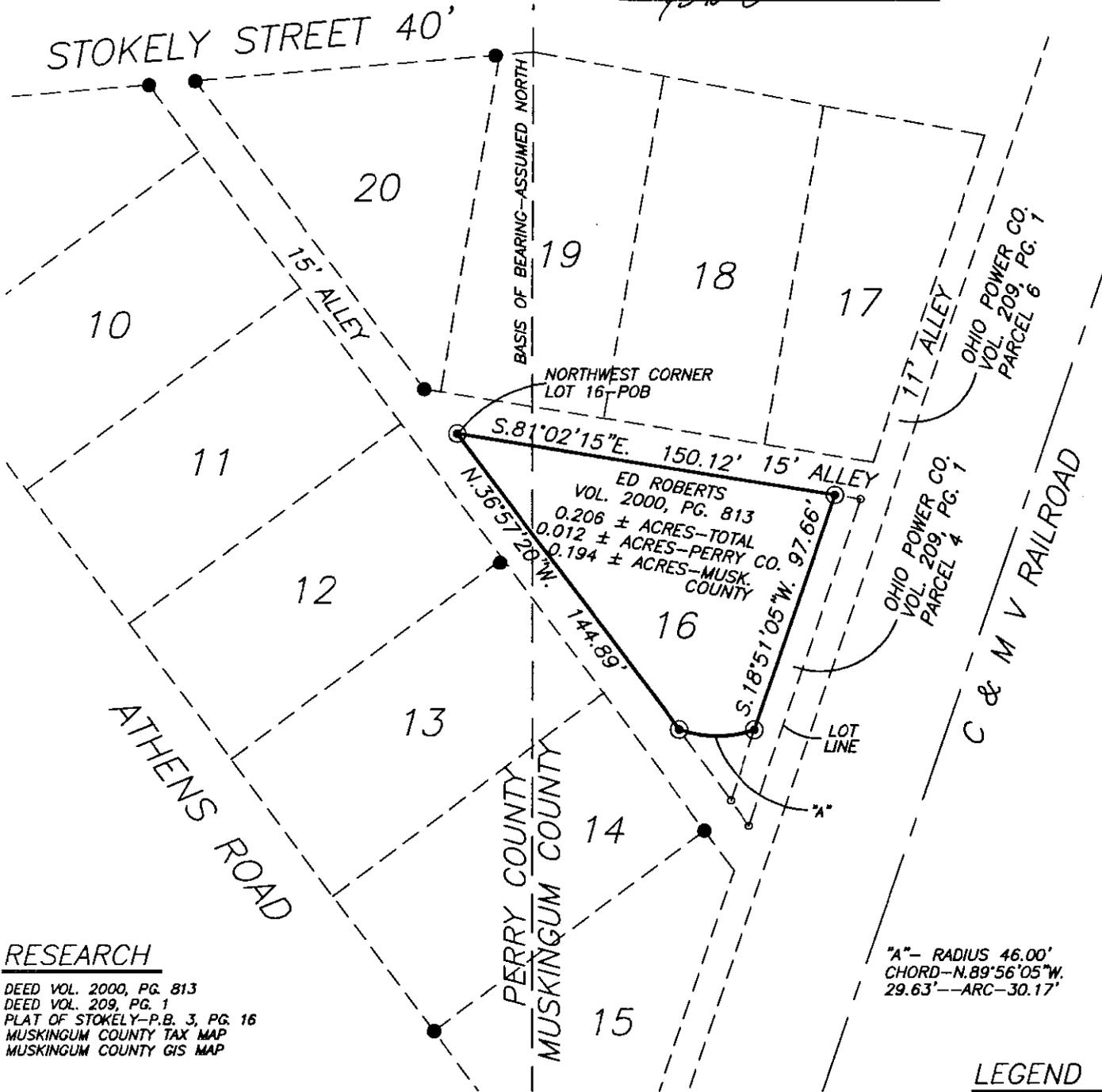


APPROVED FOR CLOSURE

[Signature] 9/11/2006

EXEMPT FROM
PLANNING COMMISSION

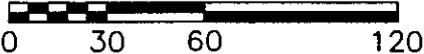
[Signature] 9/11/2006



RESEARCH

DEED VOL. 2000, PG. 813
DEED VOL. 209, PG. 1
PLAT OF STOKELY-P.B. 3, PG. 16
MUSKINGUM COUNTY TAX MAP
MUSKINGUM COUNTY GIS MAP

SCALE 1"=60'



LEGEND

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

OFFICE COPY
NOT RECORDABLE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 10th DAY OF APRIL, 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: 740-453-4850, fax: 740-450-1000, email: biedenbach@es.net

DRAWN BY: MDN

DATE: 04-10-06

SCALE: 1"=60'

CHECKED BY: MDN

JOB NO: 5204

DRAWING NO:
C:\JOB\FOLDER\5204