

430 FLINT RIDGE RD

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
3120 LISA LANE, ZANESVILLE, OHIO 43701 (614)453-4850

PATRICIA J. FRANCE
AUD PAR# 25-25-48-03-01-000(ALL)

BEING A PART OF OUTLOT #3 IN WILSON'S ADDITION OF MT.
STERLING AS RECORDED IN DEED BOOK "K", PAGE 726 OF THE
MUSKINGUM COUNTY DEED RECORDS; SITUATED IN TOWNSHIP 1, RANGE
9, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING
FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID OUTLOT #3;
THENCE SOUTH 02 DEGREES 36 MINUTES 56 SECONDS EAST 30.00 FEET
TO AN IRON PIN SET, SAID POINT BEING THE PLACE OF BEGINNING
OF THIS TRACT; THENCE NORTH 87 DEGREES 23 MINUTES 04 SECONDS
EAST 132.00 FEET, ALONG THE SOUTH LINE OF A TRACT CONVEYED TO
M. & A. HOLBERT BY DEED RECORDED IN VOLUME 1109, PAGE 204 OF
THE SAID COUNTY RECORDS, TO AN IRON PIN SET; THENCE
CONTINUING WITH THE SAID SOUTH LINE, NORTH 02 DEGREES 36
MINUTES 56 SECONDS WEST 30.00 FEET TO AN EXISTING IRON PIN (1
1/4 INCH PIPE); THENCE CONTINUING WITH THE SAID SOUTH LINE,
NORTH 87 DEGREES 23 MINUTES 04 SECONDS EAST 118.50 FEET TO AN
IRON PIN SET ON THE SOUTH LINE OF LOT 50 OF THE VILLAGE OF
MT. STERLING; THENCE WITH THE WEST LINE OF A TRACT CONVEYED
TO P. ISNER BY DEED RECORDED IN VOLUME 1059, PAGE 533 OF THE
SAID COUNTY RECORDS, SOUTH 04 DEGREES 52 MINUTES 46 SECONDS
WEST 420.81 FEET TO A POINT IN THE CENTER OF U.S. ROUTE 40
(WEST PIKE), PASSING TO AN IRON PIN SET AT 333.89 FEET;
THENCE WITH THE CENTER OF THE SAID ROAD, NORTH 84 DEGREES 13
MINUTES 30 SECONDS WEST 252.10 FEET TO A POINT, SAID POINT
BEING STATION 949+92 OF THE CENTER OF SAID U.S. ROUTE 40;
THENCE LEAVING THE SAID ROAD, NORTH 06 DEGREES 06 MINUTES 41
SECONDS EAST 354.54 FEET TO THE POB, PASSING AN IRON PIN SET
AT 105.90 FEET.

CONTAINING 2.202 MORE OR LESS ACRES TOTAL WITH 0.634 MORE OR
LESS ACRES BEING THE STATE OF OHIO EASEMENT, SUBJECT TO ALL
LEGAL ROAD RIGHT-OF-WAYS OF U.S. ROUTE 40 AND ALL OTHER
APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH REBAR WITH PLASTIC
IDENTIFICATIONS (BIEDENBACH PS5718-PS6923).

BEARINGS ARE BASED ON THE PLAT BEARING OF U.S. ROUTE 40 TAKEN
FROM THE RIGHT-OF-WAY PLANS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE
ABOVE DESCRIPTION AND SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 7TH DAY OF DECEMBER, 1995.

OFFICE COPY
MICHAEL D. NICHOLS
NOT RECORDABLE

D3941 P. FRANCE

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY APL
12-20-95

TOWNSHIP, MUSKINGUM COUNTY, OHIO.

PAR No. 25-25-48-03-01

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 7TH DAY OF DECEMBER, 1995.

OFFICE COPY
MICHAEL D. NICHOLS
NOT RECORDABLE
REGISTERED SURVEYOR #6923

W.J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(614) 453-4850

DRAWN BY:
MPB

DATE:
12-5-95

SCALE:
1"=100'

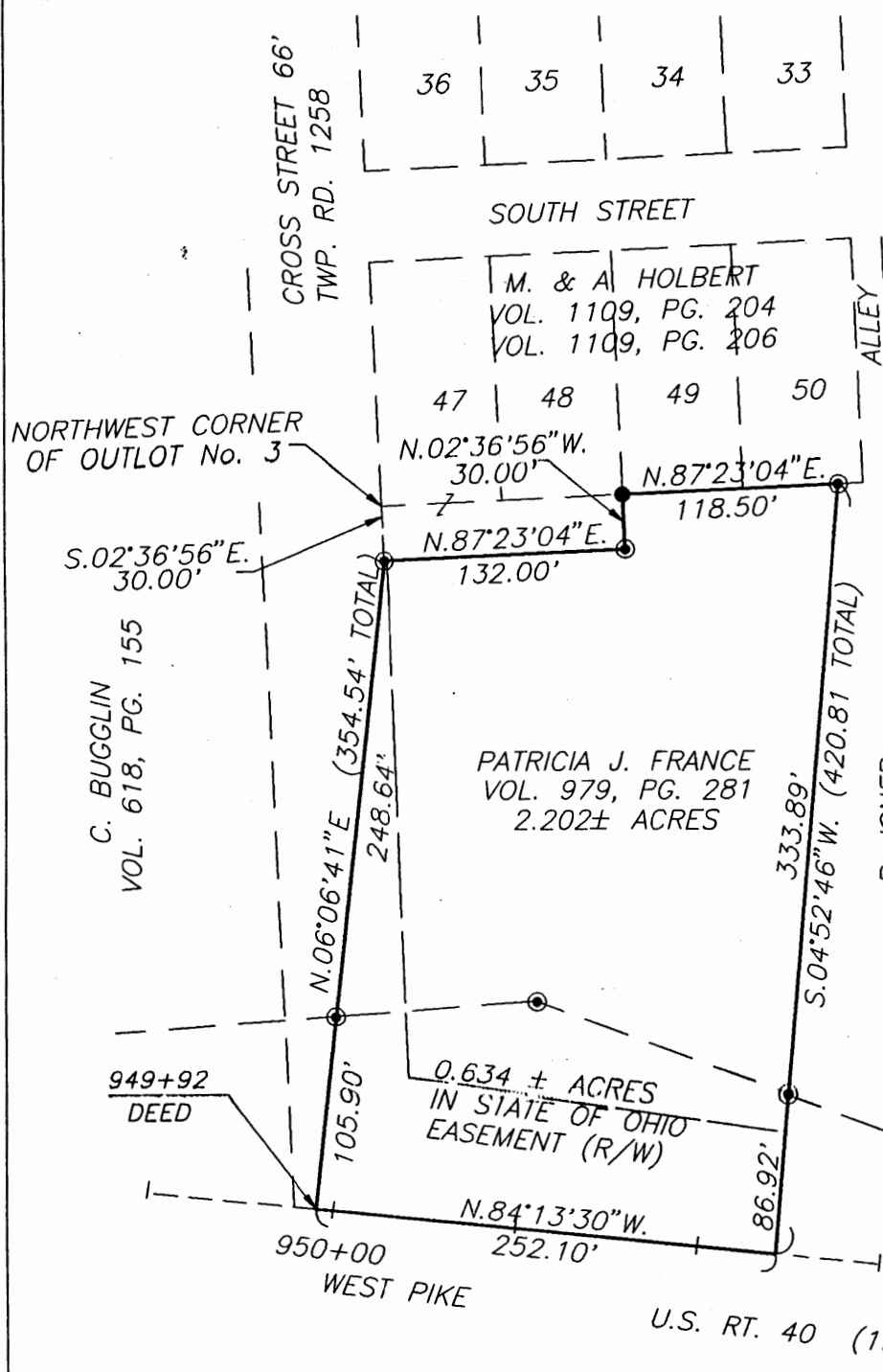
CHECKED BY:
WJB

File name: C:/ACAD12/DWG/3941
Plot date: 12/07/95 at 14:50

BEARINGS ARE BASED ON
THE PLAT BEARING OF
U.S. RT. 40 AS TAKEN
FROM THE R/W PLANS



VILLAGE OF MT. STERLING



LEGEND

- IRON PIN FOUND
- ⊙ IRON PIN SET
(5/8" REBAR W/ID CAP)

RESEARCH:

VOL. 979, PG. 281
VOL. 618, PG. 155
VOL. 1059, PG. 533
VOL. 1109, PG. 204
VOL. 497 PG. 606
R/W PLAN SR 40

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

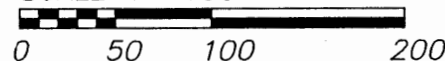
BY

12-20-95

RIGHT-OF-WAY LINE

BEING A PART OF OUTLOT #3 IN WILSON'S
ADDITION TO THE VILLAGE OF MT. STERLING
AS RECORDED IN DEED BOOK "K", PAGE 726
OF THE DEED RECORDS, MUSKINGUM CO.,
SITUATED IN TOWNSHIP 1, RANGE 9, HOPEWELL
TOWNSHIP, MUSKINGUM COUNTY, OHIO.

SCALE 1"=100'



PAR No. 25-25-48-03-01

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 7TH DAY OF DECEMBER, 1995.

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NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

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