

ADDRESS N/A  
25-65-03-34

# Biedenbach Engineering, Inc.

3010 East Pike  
Zanesville, OH 43701

Civil Engineering and Land Surveying

Telephone (740) 453-4850  
Fax (740) 450-1000  
E-mail [biedenbach@ee.net](mailto:biedenbach@ee.net)

**NAOMI HINTON  
AUDITORS PARCEL NUMBER  
25-25-65-03-34-000 (PART)**

BEING A PART OF LOT 17 AND A PART LOT 30 IN THE THIRD QUARTER OF TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF LOT 30;

**THENCE** WITH WEST LINE OF A TRACT CONVEYED TO D. HILL (DEED VOLUME 1500, PAGE 980), SOUTH 04 DEGREES 33 MINUTES 45 SECONDS WEST 549.77 FEET TO A POINT IN THE CENTER OF U.S. ROUTE 40 (1950 SURVEY), PASSING AN EXISTING IRON PIN (AXLE) AT 3.23 FEET AND AT 477.22 FEET, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** WITH THE SAID CENTERLINE, SOUTH 87 DEGREES 37 MINUTES 30 SECONDS EAST 370.77 FEET TO A POINT;

**THENCE** LEAVING THE SAID CENTERLINE, SOUTH 04 DEGREES 40 MINUTES 43 SECONDS WEST 6.47 FEET TO A POINT, SAID POINT BEING IN THE CENTER OF THE OLD NATIONAL ROAD;

**THENCE** WITH THE OLD NATIONAL ROAD THE NEXT 5 COURSES AND DISTANCES:

1. NORTH 88 DEGREES 42 MINUTES 11 SECONDS WEST 116.05 FEET TO A POINT, (8.65 FEET RIGHT OF STATION 869+90.32);
2. WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 477.47 FEET (CHORD BEARING SOUTH 84 DEGREES 41 MINUTES 39 SECONDS WEST 146.80 FEET) AN ARC DISTANCE OF 147.38 FEET TO A POINT, (28.27 FEET RIGHT OF STATION 868+44.84)
3. SOUTH 75 DEGREES 01 MINUTES 18 SECONDS WEST 549.11 FEET TO A POINT, (192.05 FEET RIGHT OF STATION 863+20.72);
4. WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 477.22 FEET (CHORD BEARING SOUTH 84 DEGREES 13 MINUTES 30 SECONDS WEST 137.05 FEET) AN ARC DISTANCE OF 137.53 FEET TO A POINT, (211.48 FEET RIGHT OF STATION 861+85.05)
5. NORTH 86 DEGREES 40 MINUTES 00 SECONDS WEST 239.87 FEET TO A POINT;

**THENCE** LEAVING THE SAID OLD NATIONAL ROAD AND WITH THE EAST LINE OF A TRACT CONVEYED TO R. AND C. TEISINGER (DEED VOLUME 1635, PAGE 597), NORTH 02 DEGREES 48 MINUTES 18 SECONDS EAST 207.47 FEET TO A POINT IN THE CENTER OF U.S. ROUTE 40, SAID POINT BEING SOUTH 02 DEGREES 48 MINUTES 18 SECONDS WEST 105.59 FEET FROM AN EXISTING CONCRETE MONUMENT;

**THENCE** WITH THE SAID CENTERLINE, SOUTH 87 DEGREES 37 MINUTES 30 SECONDS EAST 789.06 FEET, TO THE **PLACE OF BEGINNING**.

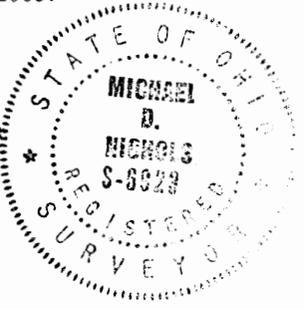
**CONTAINING** 3.183 MORE OR LESS ACRES, WITH ALL OF THE ABOVE DESCRIBED TRACT IN U. S. ROUTE 40 RIGHT OF WAY (PERPETUAL EASEMENT), SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF U.S. ROUTE 40 AND ALL OTHER APPLICABLE EASEMENTS.

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

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE CENTERLINE OF U. S. ROUTE 40 BY THE 1950 SURVEY BY THE STATE OF OHIO SHOWN ON THE RIGHT OF WAY PLANS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, FROM AN ACTUAL FIELD SURVEY COMPLETED ON THE 13<sup>th</sup> DAY OF AUGUST 2004, THIS 4<sup>th</sup> DAY OF MARCH 2005.

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



APPROVED FOR CLOSURE  
*[Signature]* 3-10-2005

# SURVEY FOR TOM DAVY/N. HINTON

AUDITORS PARCEL NUMBER  
25-25-65-03-34-000 (PART)

BEING A PART OF LOT 17 AND LOT 30 IN THE 3rd QUARTER OF TOWNSHIP 1, RANGE 9,  
OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE CENTERLINE OF U.S. ROUTE 40  
BY THE 1950 SURVEY BY THE STATE OF OHIO SHOWN ON THE RIGHT OF WAY PLANS.



## RESEARCH

VOL. 400, PG. 132  
VOL. 459, PG. 355  
VOL. 721, PG. 189  
VOL. 770, PG. 345  
VOL. 1635, PG. 597  
VOL. 1702, PG. 847  
RIGHT OF WAY PLANS US RT. 40  
MUSKINGUM CO. TAX MAP

## LEGEND

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

## APPROVED FOR CLOSURE

*[Signature]* 3-10-2005

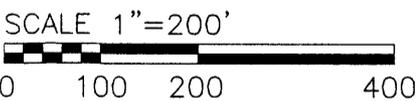
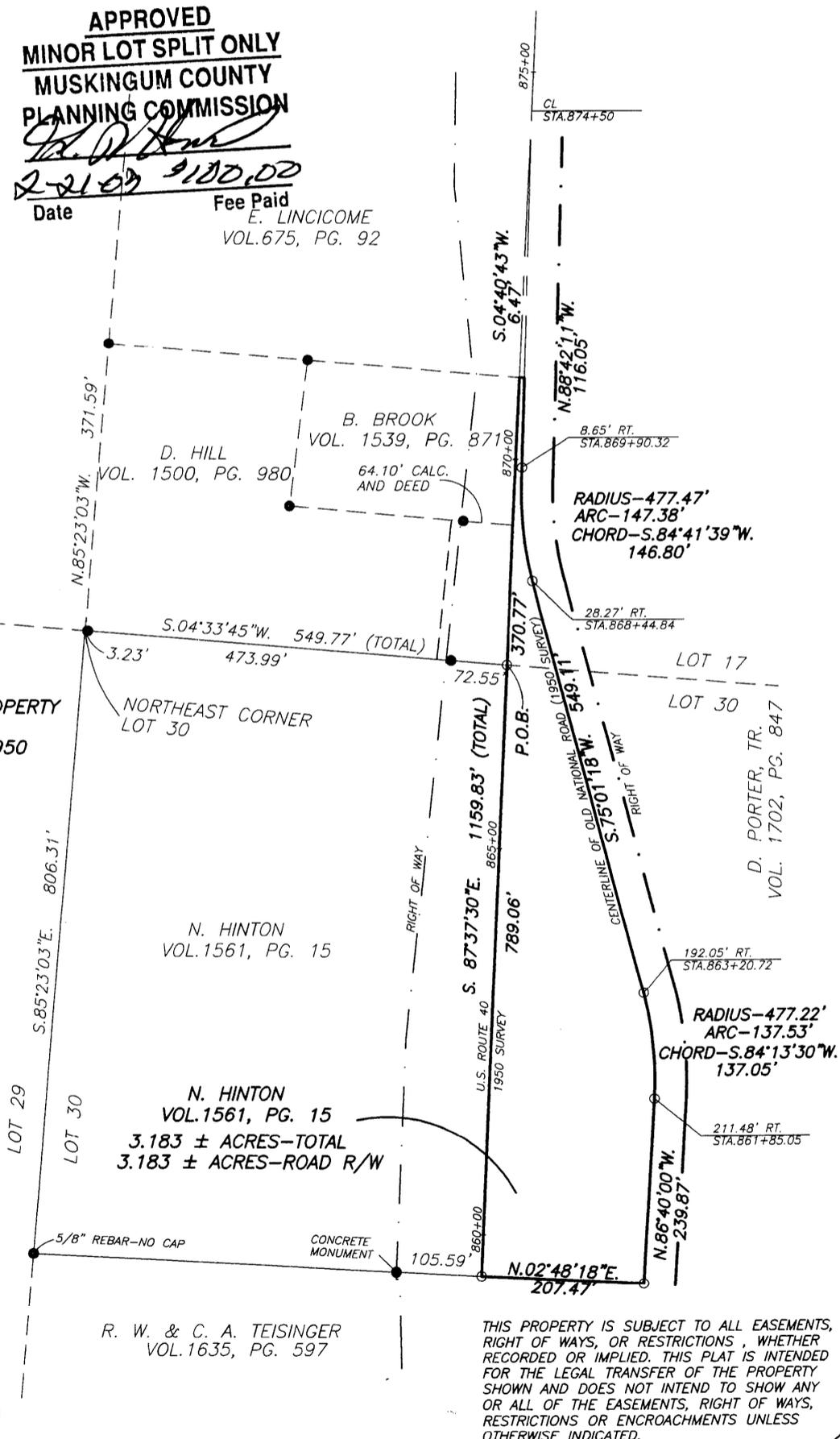
NOTE: ALL OF THE DESCRIBED PROPERTY  
WITHIN STATE OF OHIO PERPETUAL  
EASEMENT FOR U.S. ROUTE 40 (1950  
SURVEY). (VOL.400, PG. 132)

NO DIRECT ACCESS TO PROPERTY.  
ANY ACCESS RELEASED BY DEED  
FROM EMMETT D. AND WILLIAM D.  
HIBBS TO STATE OF OHIO (VOL.  
400, PG. 132)

**APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION**

*[Signature]*  
Date 2-21-03 Fee Paid 9100.00

E. LINCICOME  
VOL.675, PG. 92

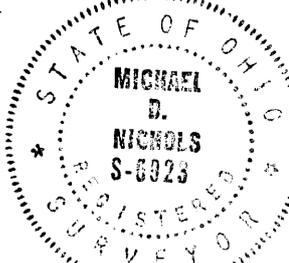


THIS PROPERTY IS SUBJECT TO ALL EASEMENTS,  
RIGHT OF WAYS, OR RESTRICTIONS, WHETHER  
RECORDED OR IMPLIED. THIS PLAT IS INTENDED  
FOR THE LEGAL TRANSFER OF THE PROPERTY  
SHOWN AND DOES NOT INTEND TO SHOW ANY  
OR ALL OF THE EASEMENTS, RIGHT OF WAYS,  
RESTRICTIONS OR ENCROACHMENTS UNLESS  
OTHERWISE INDICATED.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE  
AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT  
AS PREPARED BY ME, FROM AN ACTUAL FIELD SURVEY  
COMPLETED ON THE 4th DAY OF AUGUST, THIS 4th DAY  
MARCH 2003

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923



**BIEDENBACH ENGINEERING, INC.**

3010 EAST PIKE, ZANESVILLE, OHIO 43701  
phone: 740-453-4850, fax: 740-450-1000, email: biedenbach@ee.net

DRAWN BY: DEL

DATE: 03-03-05

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 5090

DRAWING NO:  
D:\5090\5090SPLIT.DWG