

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING  
TRACT NO.8  
R. BERRY  
VOLUME 1028, PAGE 218  
PARCEL NUMBER 70-70-01-02-08-001 (PART)

BEING A PART OF LOT NUMBER 11 OF A SUBDIVISION MADE BY THE EXECUTORS OF GEORGE JACKSON AND DELINEATED IN THE ALTERATIONS OF LOTS 6, 11 AND 12 IN DEED BOOK "O", PAGE 489 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE 3RD QUARTER OF TOWNSHIP 2, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT NUMBER 11, IN THE CENTER OF STATE ROUTE 666; THENCE ALONG THE NORTH LINE OF SAID LOT, SOUTH 81 DEGREES 00 MINUTES 00 SECONDS WEST 1868.76 FEET TO AN EXISTING IRDN PIN (5/8 INCH REBAR) ON THE WESTERLY RIGHT-OF-WAY OF THE PENNSYLVANIA RAILROAD (ABANDONED); THENCE WITH THE SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2880.55 FEET (CHORD BEARING SOUTH 42 DEGREES 16 MINUTES 33 SECONDS EAST 371.33 FEET) AN ARC DISTANCE OF 371.59 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO MAURICE W. AND EVELYN L. MANN AS RECORDED IN DEED BOOK VOLUME 583, PAGE 275 OF THE SAID COUNTY RECORDS; THENCE CONTINUING WITH THE SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2880.55 FEET (CHORD BEARING SOUTH 51 DEGREES 04 MINUTES 46 SECONDS EAST 511.22 FEET) AN ARC DISTANCE OF 511.89 FEET TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING WITH THE SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2880.55 FEET (CHORD BEARING SOUTH 57 DEGREES 58 MINUTES 21 SECONDS EAST 181.75 FEET) AN ARC DISTANCE OF 181.78 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID RIGHT-OF-WAY, SOUTH 49 DEGREES 41 MINUTES 49 SECONDS WEST 233.95 FEET TO AN IRON PIN SET; THENCE NORTH 37 DEGREES 58 MINUTES 52 SECONDS WEST 95.44 FEET TO AN IRON PIN SET; THENCE NORTH 30 DEGREES 41 MINUTES 24 SECONDS WEST 73.39 FEET TO AN IRON PIN SET; THENCE NORTH 47 DEGREES 46 MINUTES 29 SECONDS EAST 162.75 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.783 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY [Signature]  
5-1-96

OFFICE COPY  
NOT RECORDABLE

SURVEY OF 1.00± AC. CONVEYED TO  
W. & S MANN (VOL.786, PG. 12).

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 29TH DAY OF APRIL, 1996.

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
DRAWN BY: WJB	DATE: 4-29-96
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 3978	BERRY (TRACT #8)

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING

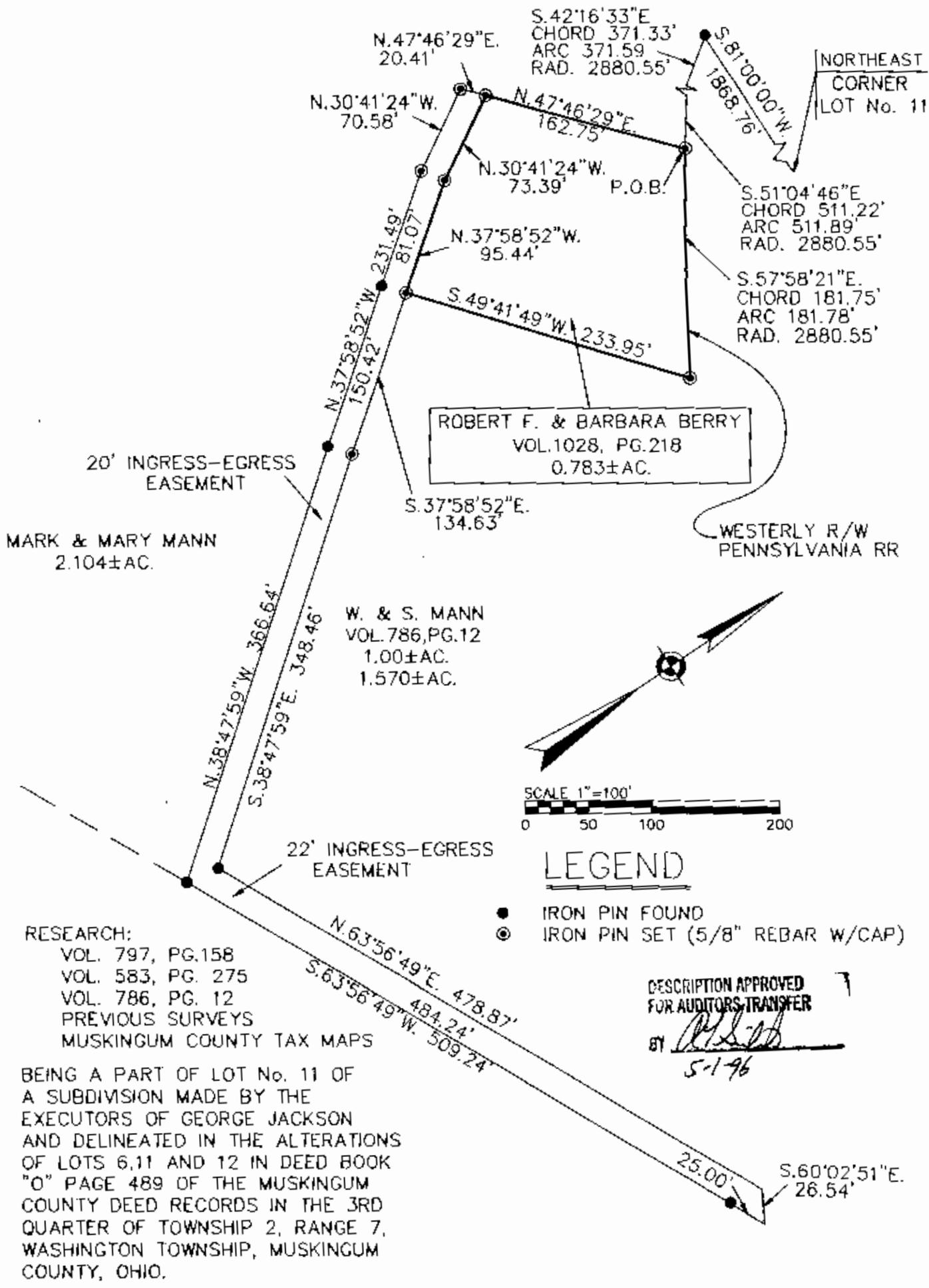
ALSO THE FOLLOWING INGRESS AND EGRESS EASEMENT

BEING A PART OF LOT NUMBER 11 OF A SUBDIVISION MADE BY THE EXECUTORS OF GEORGE JACKSON AND DELINEATED IN THE ALTERATIONS OF LOTS 6, 11 AND 12 IN DEED BOOK "O", PAGE 489 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE 3RD QUARTER OF TOWNSHIP 2, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT NUMBER 11, IN THE CENTER OF STATE ROUTE 666; THENCE ALONG THE NORTH LINE OF SAID LOT, SOUTH 81 DEGREES 00 MINUTES 00 SECONDS WEST 1868.76 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE WESTERLY RIGHT-OF-WAY OF THE PENNSYLVANIA RAILROAD (ABANDONED); THENCE WITH THE SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2880.55 FEET (CHORD BEARING SOUTH 42 DEGREES 16 MINUTES 33 SECONDS EAST 371.33 FEET) AN ARC DISTANCE OF 371.59 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO MAURICE W. AND EVELYN L. MANN AS RECORDED IN DEED BOOK VOLUME 583, PAGE 275 OF THE SAID COUNTY RECORDS; THENCE CONTINUING WITH THE SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2880.55 FEET (CHORD BEARING SOUTH 51 DEGREES 04 MINUTES 46 SECONDS EAST 511.22 FEET) AN ARC DISTANCE OF 511.89 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID RIGHT-OF-WAY, SOUTH 47 DEGREES 46 MINUTES 29 SECONDS WEST 162.75 FEET TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE SOUTH 30 DEGREES 41 MINUTES 24 SECONDS EAST 73.39 FEET TO AN IRON PIN SET; THENCE SOUTH 37 DEGREES 58 MINUTES 52 SECONDS EAST 230.07 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 95.44 FEET; THENCE SOUTH 38 DEGREES 47 MINUTES 59 SECONDS EAST 348.46 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 74.53 FEET; THENCE NORTH 63 DEGREES 56 MINUTES 49 SECONDS EAST 478.87 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PENNSYLVANIA RAILROAD, PASSING EXISTING IRON PINS (3/4 INCH PIPE) AT 199.17 FEET AND 407.88 FEET; THENCE WITH THE SAID RIGHT-OF-WAY, SOUTH 60 DEGREES 02 MINUTES 51 SECONDS EAST 26.54 FEET TO A POINT; THENCE LEAVING THE SAID RIGHT-OF-WAY, SOUTH 63 DEGREES 56 MINUTES 49 SECONDS WEST 509.24 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 25.00 FEET; THENCE NORTH 38 DEGREES 47 MINUTES 59 SECONDS WEST 366.64 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE NORTH 37 DEGREES 58 MINUTES 52 SECONDS WEST 231.49 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 150.42 FEET; THENCE NORTH 30 DEGREES 41 MINUTES 24 SECONDS WEST 70.58 FEET TO AN IRON PIN SET; THENCE NORTH 47 DEGREES 46 MINUTES 29 SECONDS EAST 20.41 FEET TO THE PLACE OF BEGINNING.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESCRIPTION AND PLAT TO BE CORRECT AS PREPARED BY ME, THIS APRIL 25<sup>TH</sup> OF APRIL 1996.

**OFFICE COPY**  
**NOT RECORDABLE**  
W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718



PAR. No. 70-70-01-02-08-001 (PART)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 29TH DAY OF APRIL, 1996.

**OFFICE COPY NOT RECORDABLE**

W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718

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

DRAWN BY: WJB	DATE: 4-29-96
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 3978	BERRY (TRACT #8)

DESCRIPTION APPROVED FOR AUDITORS TRANSFER  
BY *[Signature]*  
5-1-96

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING

TRACT NO. 8

R. BERRY

VOLUME 1028, PAGE 218

PARCEL NUMBER 70-70-01-02-08-001 (PART)

70-01-02-08-004

5517 N RIVER RD

BEING A PART OF LOT NUMBER 11 OF A SUBDIVISION MADE BY THE EXECUTORS OF GEORGE JACKSON AND DELINEATED IN THE ALTERATIONS OF LOTS 6, 11 AND 12 IN DEED BOOK "O", PAGE 489 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE 3RD QUARTER OF TOWNSHIP 2, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT NUMBER 11, IN THE CENTER OF STATE ROUTE 666; THENCE ALONG THE NORTH LINE OF SAID LOT, SOUTH 81 DEGREES 00 MINUTES 00 SECONDS WEST 1868.76 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE WESTERLY RIGHT-OF-WAY OF THE PENNSYLVANIA RAILROAD (ABANDONED); THENCE WITH THE SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2880.55 FEET (CHORD BEARING SOUTH 42 DEGREES 16 MINUTES 33 SECONDS EAST 371.33 FEET) AN ARC DISTANCE OF 371.59 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO MAURICE W. AND EVELYN L. MANN AS RECORDED IN DEED BOOK VOLUME 583, PAGE 275 OF THE SAID COUNTY RECORDS; THENCE CONTINUING WITH THE SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2880.55 FEET (CHORD BEARING SOUTH 51 DEGREES 04 MINUTES 46 SECONDS EAST 511.22 FEET) AN ARC DISTANCE OF 511.89 FEET TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING WITH THE SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2880.55 FEET (CHORD BEARING SOUTH 57 DEGREES 58 MINUTES 21 SECONDS EAST 181.75 FEET) AN ARC DISTANCE OF 181.78 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID RIGHT-OF-WAY, SOUTH 49 DEGREES 41 MINUTES 49 SECONDS WEST 233.95 FEET TO AN IRON PIN SET; THENCE NORTH 37 DEGREES 58 MINUTES 52 SECONDS WEST 95.44 FEET TO AN IRON PIN SET; THENCE NORTH 30 DEGREES 41 MINUTES 24 SECONDS WEST 73.39 FEET TO AN IRON PIN SET; THENCE NORTH 47 DEGREES 46 MINUTES 29 SECONDS EAST 162.75 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.783 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY

          
6-18-96

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING

TRACT NO. 8

R. BERRY

VOLUME 1028, PAGE 218

PARCEL NUMBER 70-70-01-02-08-001 (PART)

70-01-02-08-004

5517 N RIVER RD

BEING A PART OF LOT NUMBER 11 OF A SUBDIVISION MADE BY THE EXECUTORS OF GEORGE JACKSON AND DELINEATED IN THE ALTERATIONS OF LOTS 6, 11 AND 12 IN DEED BOOK "O", PAGE 489 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE 3RD QUARTER OF TOWNSHIP 2, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT NUMBER 11, IN THE CENTER OF STATE ROUTE 666; THENCE ALONG THE NORTH LINE OF SAID LOT, SOUTH 81 DEGREES 00 MINUTES 00 SECONDS WEST 1868.76 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE WESTERLY RIGHT-OF-WAY OF THE PENNSYLVANIA RAILROAD (ABANDONED); THENCE WITH THE SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2880.55 FEET (CHORD BEARING SOUTH 42 DEGREES 16 MINUTES 33 SECONDS EAST 371.33 FEET) AN ARC DISTANCE OF 371.59 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO MAURICE W. AND EVELYN L. MANN AS RECORDED IN DEED BOOK VOLUME 583, PAGE 275 OF THE SAID COUNTY RECORDS; THENCE CONTINUING WITH THE SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2880.55 FEET (CHORD BEARING SOUTH 51 DEGREES 04 MINUTES 46 SECONDS EAST 511.22 FEET) AN ARC DISTANCE OF 511.89 FEET TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THE TRACT HEREBIN INTENDED TO BE DESCRIBED; THENCE CONTINUING WITH THE SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2880.55 FEET (CHORD BEARING SOUTH 57 DEGREES 58 MINUTES 21 SECONDS EAST 181.75 FEET) AN ARC DISTANCE OF 181.78 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID RIGHT-OF-WAY, SOUTH 49 DEGREES 41 MINUTES 49 SECONDS WEST 233.95 FEET TO AN IRON PIN SET; THENCE NORTH 37 DEGREES 58 MINUTES 52 SECONDS WEST 95.44 FEET TO AN IRON PIN SET; THENCE NORTH 30 DEGREES 41 MINUTES 24 SECONDS WEST 73.39 FEET TO AN IRON PIN SET; THENCE NORTH 47 DEGREES 46 MINUTES 29 SECONDS EAST 162.75 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.783 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY

ASB  
6-18-96

Approved For Transfer  
On Lot Sewage Proposed  
Date 6-11-96

*Michael J. Knoch*  
Zanesville-Muskingum County  
Health Department

20' INGRESS-EGRESS  
EASEMENT

MARK & MARY MANN  
2.104±AC.

W. & S. MANN  
VOL. 786, PG. 12  
1.00±AC.  
1.570±AC.

ROBERT F. & BARBARA BERRY  
VOL. 1028, PG. 218  
0.783± AC.

WESTERLY R/W  
PENNSYLVANIA RR

N. 47°46'29"E.  
20.41'  
S. 42°16'33"E.  
CHORD 371.33'  
ARC 371.59'  
RAD. 2880.55'  
S. 81°00'00"W.  
1858.76'  
NORTHEAST  
CORNER  
LOT No. 11

N. 30°41'24"W.  
70.58'  
N. 47°46'29"E.  
162.75'

N. 30°41'24"W.  
73.39'

P.O.B.

S. 51°04'46"E.  
CHORD 511.22'  
ARC 511.89'  
RAD. 2880.55'

N. 37°58'52"W.  
95.44'

S. 57°58'21"E.  
CHORD 181.75'  
ARC 181.78'  
RAD. 2880.55'

S. 49°41'49"W.  
233.95'

N. 37°58'52"W.  
231.49'

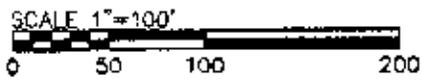
N. 37°58'52"W.  
150.42'

S. 37°58'52"E.  
134.63'

N. 38°47'59"W.  
366.84'

S. 38°47'59"E.  
348.46'

22' INGRESS-EGRESS  
EASEMENT



**LEGEND**

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

**RESEARCH:**

- VOL. 797, PG. 158
- VOL. 583, PG. 275
- VOL. 786, PG. 12
- PREVIOUS SURVEYS
- MUSKINGUM COUNTY TAX MAPS

BEING A PART OF LOT No. 11 OF  
A SUBDIVISION MADE BY THE  
EXECUTORS OF GEORGE JACKSON  
AND DELINEATED IN THE ALTERATIONS  
OF LOTS 6, 11 AND 12 IN DEED BOOK  
"O" PAGE 489 OF THE MUSKINGUM  
COUNTY DEED RECORDS IN THE 3RD  
QUARTER OF TOWNSHIP 2, RANGE 7,  
WASHINGTON TOWNSHIP, MUSKINGUM  
COUNTY, OHIO.

DESCRIPTION APPROVED  
FOR ADDITORS TRANSFER

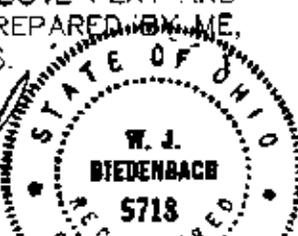
*W.J. Biedenbach*  
6-18-96

BEARINGS ARE BASED ON THE PREVIOUS  
SURVEY OF 1.00± AC. CONVEYED TO  
W. & S MANN (VOL. 786, PG. 12).

PAR. No. 70-70-01-02-08-001 (PART)

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 29th DAY OF APRIL, 1996.

**OFFICE COPY  
NOT RECORDABLE**  
W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718



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

DRAWN BY: WJB	DATE: 4-29-96
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO:	BERRY