

# Survey Plat for Mossy Oak Properties Arlene Stotts

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF WASHINGTON, BEING PART OF LOT 13 OF "UNDERWOOD'S SUBDIVISION", DEED BOOK E, PAGE 62, QUARTER TOWNSHIP 2, RANGE 7 WEST, TOWNSHIP 1 NORTH OF "UNITED STATES MILITARY LANDS".

Scale : 1" = 100'

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD, SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

Yoder Woodlands LTD  
VOL. 2861 PG. 272  
85.200 ACRES

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE NORTH LINE OF LOT #13, USED AS NORTH 89°32'20" EAST.

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1    | 2815.08' | 605.97'    | 604.80'      | N 13°37'47" E | 12°20'00"   |
| C2    | 2915.09' | 177.14'    | 177.12'      | S 09°11'48" W | 3°28'54"    |

## PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD, ZANESVILLE EAST.
- (4) SURVEY PLATS BY LNN ENGINEERING INC..
- (5) SURVEY PLATS BY BASELINE SURVEYING INC..
- (6) SURVEY PLATS BY MCPECK LAND SURVEYING.
- (7) SURVEY PLATS BY R.L. DANIELS & ASSOC.
- (8) PENNSYLVANIA COMPANY RR VALUATION MAPS V11, SHEETS 9-14

## Base of Bearings

N 89°32'20" E 967.68' = TOTAL  
837.68'

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 02°06'23" W | 62.97'   |
| L2   | S 02°50'59" W | 164.81'  |
| L3   | S 00°44'01" E | 73.90'   |
| L4   | S 06°54'24" E | 57.58'   |
| L5   | S 13°27'43" E | 77.46'   |
| L6   | S 08°45'08" E | 49.48'   |
| L7   | S 01°43'01" W | 37.73'   |
| L8   | S 14°16'25" W | 53.18'   |
| L9   | S 33°39'38" W | 61.06'   |
| L10  | S 47°05'19" W | 143.32'  |
| L11  | S 33°31'53" W | 43.03'   |
| L12  | S 23°41'21" W | 30.72'   |
| L13  | S 13°59'51" W | 69.05'   |
| L14  | S 09°15'47" W | 137.55'  |
| L15  | S 11°56'10" W | 107.26'  |
| L16  | N 85°23'47" W | 216.26'  |
| L17  | N 85°34'25" W | 179.74'  |
| L18  | S 73°41'23" W | 13.85'   |
| L19  | N 15°00'07" E | 18.38'   |
| L20  | N 16°55'27" E | 34.00'   |
| L21  | S 84°36'26" W | 85.09'   |
| L22  | S 62°34'38" W | 250.16'  |
| L23  | S 09°50'38" W | 13.41'   |
| L24  | S 73°41'23" W | 19.96'   |
| L25  | S 00°32'16" E | 74.23'   |
| L26  | N 71°59'23" E | 13.90'   |
| L27  | S 85°28'42" E | 179.78'  |
| L28  | S 85°26'18" E | 216.16'  |
| L29  | S 05°26'38" W | 110.79'  |
| L30  | N 21°07'40" E | 157.16'  |
| L31  | N 05°51'39" E | 237.89'  |
| L32  | S 08°14'17" W | 128.92'  |
| L33  | S 73°41'23" W | 24.07'   |

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- = survey angle point
- △ = 1/4" I.P.F. Uncapped
- ◻ = 1/4" I.P.F. "Hendershot 8305"
- ◻ = 1/4" I.P.F. "Baseline 6923/8563"
- = 1" Pipe Found
- ✕ = Existing Fence Line
- = Existing Post
- = Existing Tree
- = Existing Mag Spike
- = 1/4" I.P.F. "McPeak 8517"
- = 1" Rod Found
- = 1" Concrete Monument Found
- = 1/4" I.P.F. "Linn 7113"
- = 1/4" I.P.F. "Moore 7011"
- = P.K. Nail Set
- = 1/4" I.P.F. "Newcome 7321"
- = Concrete Marker T-12

## PARCEL 2

Arlene Stotts  
VOL. 1059 PG. 489  
81.320 Ac. (Deed)

Part of  
P.N. 70-13-02-05-000

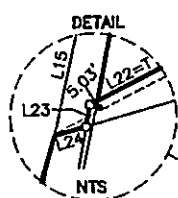
NEW SPLIT OUT OF  
VOL. 1059 PG. 489  
40.346 ACRES TOTAL  
-4.817 Ac. R.R. R/W  
35.529 Ac. Residue

## PARCEL 1

Arlene Stotts  
VOL. 1059 PG. 489  
81.320 Ac. (Deed)

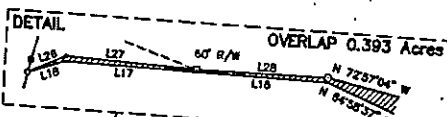
Part of  
P.N. 70-13-02-05-000

NEW SPLIT OUT OF  
VOL. 1059 PG. 489  
38.782 ACRES  
-0.118 Ac. R.R. R/W  
38.664 Ac. Residue



BOARD OF PARK COMMISSIONERS  
OF THE MUSKINGUM COUNTY PARK DISTRICT

Delbert D. & Cheryl R. Moody  
VOL. 2903 PG. 270  
0.393 ACRES



See: Roberts Survey D.V.E." PG. 62

P.O.B. 0.393 Ac. Overlap

Delbert D. Moody et.al.  
VOL. 2189 PG. 124  
1.250 ACRES

Everett L. Fischer  
VOL. 1544 PG. 399  
0.520 ACRES

Tyler W. Dolen  
VOL. 1137 PG. 482  
0.513 ACRES

ZANESVILLE-MUSKINGUM  
COUNTY PORT AUTHORITY  
VOL. 1142 PG. 426

DESCRIPTION

APPROVED

By: *[Signature]*

OFFICE COPY

I HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND WAS PREPARED FROM THE ORIGINAL SURVEY RECORDS.

*[Signature]*  
GREGORY A. BIEDENBACH  
OHIO REG. SURVEYOR PS 7881  
BIEDENBACH SURVEYING, LLC

114 ADAMS AVENUE  
WOODSFIELD, OHIO 43084  
1.740.472.1262 OFFICE  
1.740.472.5298 FAX

NOTE: THIS MAP IS AN ORIGINAL LAND SURVEY WITH ORIGINAL SIGNATURE AND SEAL.

Survey File No.: GB-3601F