

**EMMA J. SHEETS**  
VOLUME 1139, PAGE 703  
AUDITORS PARCEL NUMBER 70-70-15-02-15-000 (PART)-22.061 +/- ACRES  
AUDITORS PARCEL NUMBER 70-70-15-02-20-000 (PART)-5.764 +/- ACRES

BEING A PART OF THE TRACT CONVEYED TO EMMA J. SHEETS BY DEED VOLUME 1139, PAGE 703 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2;

THENCE NORTH 87 DEGREES 40 MINUTES 24 SECONDS WEST 309.96 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF THE 2.442 MORE OR LESS ACRE TRACT CONVEYED TO M. AND P. HAMBEL BY DEED RECORDED IN VOLUME 1648, PAGE 651 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE WEST AND SOUTH LINES OF THE ABOVE SAID HAMBEL TRACT THE NEXT TWO COURSES AND DISTANCES:

- 1) SOUTH 04 DEGREES 00 MINUTES 00 SECONDS EAST 447.78 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 2) NORTH 88 DEGREES 34 MINUTES 10 SECONDS EAST 414.52 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 110 (CHURCH HILL ROAD), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 393.41 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD THE NEXT SEVEN COURSES AND DISTANCES:

- 1) SOUTH 19 DEGREES 53 MINUTES 30 SECONDS EAST 161.73 FEET TO A POINT;
- 2) SOUTH 15 DEGREES 58 MINUTES 11 SECONDS EAST 78.20 FEET TO A POINT;
- 3) SOUTH 10 DEGREES 50 MINUTES 42 SECONDS EAST 135.51 FEET TO A POINT;
- 4) SOUTH 09 DEGREES 25 MINUTES 26 SECONDS EAST 37.86 FEET TO A POINT, SAID POINT BEING NORTH 88 DEGREES 04 MINUTES 48 SECONDS WEST 20.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);
- 5) SOUTH 08 DEGREES 42 MINUTES 46 SECONDS EAST 69.72 FEET TO A POINT, SAID POINT BEING NORTH 88 DEGREES 12 MINUTES 23 SECONDS WEST 20.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);
- 6) SOUTH 08 DEGREES 34 MINUTES 06 SECONDS EAST 150.34 FEET TO A POINT, SAID POINT BEING SOUTH 81 DEGREES 05 MINUTES 08 SECONDS WEST 20.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);
- 7) SOUTH 07 DEGREES 24 MINUTES 33 SECONDS EAST 32.67 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A 1.00 ACRE TRACT CONVEYED TO KEITH AND SHERRIE GRUBB (DEED VOLUME 1144, PAGE 808);

THENCE LEAVING THE SAID ROAD AND WITH THE NORTH LINE OF THE SAID GRUBB TRACT, SOUTH 81 DEGREES 13 MINUTES 00 SECONDS WEST 209.85 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN IRON PIN SET AT 25.00 FEET;

THENCE WITH THE WEST LINE OF THE SAID GRUBB TRACT, SOUTH 08 DEGREES 31 MINUTES 32 SECONDS EAST 208.71 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SOUTH LINE OF THE SAID GRUBB TRACT, NORTH 81 DEGREES 13 MINUTES 00 SECONDS EAST 209.65 FEET TO A POINT IN THE CENTER OF THE SAID COUNTY ROAD, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 186.59 FEET;

THENCE WITH THE SAID CENTER THE NEXT TWO COURSES AND DISTANCES:

- 1) SOUTH 10 DEGREES 46 MINUTES 57 SECONDS EAST 54.47 FEET TO A POINT;
- 2) SOUTH 14 DEGREES 01 MINUTES 08 SECONDS EAST 134.55 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID SHEETS TRACT THE NEXT FOUR COURSES AND DISTANCES:

- 1) NORTH 80 DEGREES 09 MINUTES 30 SECONDS WEST 300.13 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 28.29 FEET;
- 2) NORTH 72 DEGREES 57 MINUTES 10 SECONDS WEST 408.53 FEET TO AN IRON PIN SET;
- 3) NORTH 12 DEGREES 21 MINUTES 15 SECONDS WEST 381.78 FEET TO AN IRON PIN SET;

# Biedenbach Surveying, Inc.

3010 East Pike  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850  
Fax (740) 450-1000

- 4) NORTH 56 DEGREES 41 MINUTES 55 SECONDS WEST 518.54 FEET TO AN EXISTING IRON PIN (AXLE) AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO DALE GREEN BY DEED RECORDED IN VOLUME 514, PAGE 391 OF THE SAID COUNTY RECORDS;

THENCE WITH THE NORTH LINE OF THE SAID GREEN TRACT, NORTH 87 DEGREES 18 MINUTES 41 SECONDS WEST 377.89 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO J. M. EVERETT BY DEED RECORDED IN VOLUME 550, PAGE 25 OF THE SAID COUNTY RECORDS, NORTH 02 DEGREES 14 MINUTES 16 SECONDS EAST 664.65 FEET TO AN IRON PIN SET ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, SAID POINT BEING SOUTH 87 DEGREES 40 MINUTES 24 SECONDS EAST 140.61 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SAID NORTH LINE, SOUTH 87 DEGREES 40 MINUTES 24 SECONDS EAST 889.06 FEET TO THE PLACE OF BEGINNING.

CONTAINING 27.825 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD 110 (CHURCH HILL ROAD) AND ALL OTHER 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 THE PREVIOUS SURVEY OF THE SOUTH LINE OF SECTION 2 DATED 2/17/98 BY LINN ENGINEERING, INC.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME THIS 25<sup>TH</sup> DAY OF APRIL 2006.

  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923



APPROVED FOR CLOSURE

A. L. Swinehart  
4-28-2006 CLS

EXEMPT FROM  
PLANNING COMMISSION

A. L. Swinehart  
4-28-2006 CLS

# SURVEY FOR EMMA J. SHEETS

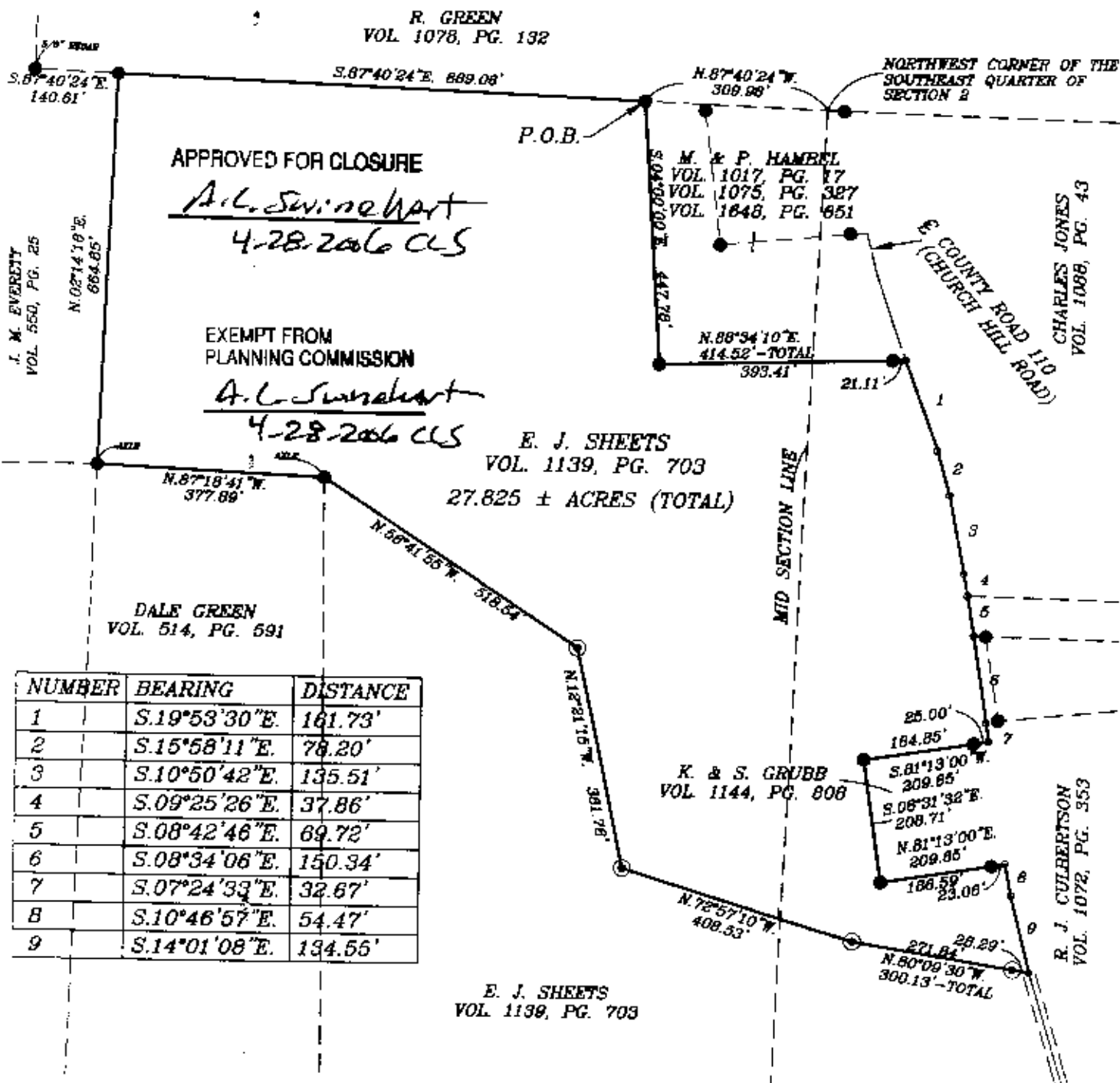
AUDITORS PARCEL NUMBER

70-70-15-02-15-000 (PART)--22.061 ± ACRES

70-70-15-02-20-000 (PART)--5.764 ± ACRES

BEING A PART OF THE TRACT CONVEYED TO E. J. SHEETS (DEED VOLUME 1139, PAGE 703), SITUATED IN THE SOUTH HALF SECTION 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE SOUTH LINE OF SECTION 2 DATED 2/17/98 LINN ENGINEERING, INC.



## RESEARCH

DEED VOL. 524, PG. 214  
DEED VOL. 1078, PG. 132  
DEED VOL. 1085, PG. 510  
DEED VOL. 1088, PG. 43  
DEED VOL. 723, PG. 238  
DEED VOL. 1129, PG. 515  
DEED VOL. 1040, PG. 81  
PREVIOUS SURVEY OF A 60.093 AC. TRACT  
COMPLETED MARCH 18, 1998 BY W.J. BIEDENBACH  
PS 5718  
PREVIOUS SURVEY OF A 2.442± AC. TRACT  
COMPLETED JAN. 4, 2002 BY M.D. NICHOLS PS 6923

## LEGEND

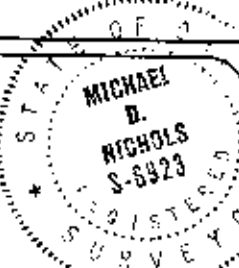
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ⊠ QUARTER CORNER

**SCALE 1"=250'**

**0 125 250 500**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE SURVEY TO BE CORRECTLY PREPARED BY ME, THIS 25th DAY OF APRIL, 2006.

**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 PINE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, fax: 740-450-1000, email: biedenbach@bse.net

DRAWN BY: MDN

DATE: 04-25-06

SCALE: 1"=250'

CHECKED BY: MDN

JOB NO: 5212

DRAWING NO: C:\JOB\FOLDER\4277