

70-15-11-10-001  
2445 JACKSON RD

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Surveying and Mapping

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DORIS HOWSER YOUNG  
AUDITORS PARCEL NUMBER 70-70-15-11-10-000 (PART)  
VOLUME 522, PAGE 351

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST 2242.78 FEET (BY DEED) TO A POINT AT THE SOUTHWEST CORNER OF A 2.00 ACRE TRACT CONVEYED TO G. M. SNIDER BY DEED RECORDED IN VOLUME 1025, PAGE 181 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST 350.00 FEET (BY DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF A 1.52 ACRE TRACT CONVEYED TO MARILYN HOWARD BY DEED RECORDED IN VOLUME 1079, PAGE 273 OF THE SAID COUNTY RECORDS; THENCE WITH THE NORTH LINE OF THE SAID HOWARD TRACT, SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST 447.86 FEET TO A POINT IN COUNTY ROAD NUMBER 191 (JACKSON ROAD), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 417.86 FEET; THENCE WITH THE SAID ROAD, NORTH 02 DEGREES 07 MINUTES 43 SECONDS EAST 30.98 FEET TO A POINT IN THE CENTER OF THE SAID ROAD; THENCE LEAVING THE SAID ROAD AND WITH THE NORTHERLY LINE OF A TRACT CONVEYED TO DONNA J. STALL BY DEED RECORDED IN VOLUME 1097, PAGE 544 OF THE SAID COUNTY RECORDS, NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST 449.31 FEET TO AN IRON PIN SET, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING AN IRON PIN SET AT 30.00 FEET; THENCE CONTINUING WITH THE SAID STALL LINE, NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST 705.69 FEET TO A POINT, PASSING AN IRON PIN SET AT 346.31 FEET; THENCE CONTINUING WITH THE SAID STALL LINE, NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST 756.25 FEET TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF THE BALTIMORE AND OHIO RAILROAD, PASSING AN IRON PIN SET AT 446.80; THENCE WITH THE SAID RAILROAD RIGHT-OF-WAY THE NEXT FOUR COURSES AND DISTANCES:

1. WITH A SPIRAL CURVE TO THE LEFT (CHORD BEARING NORTH 83 DEGREES 15 MINUTES 01 SECONDS EAST 15.40 FEET) A SPIRAL LENGTH OF 15.41 FEET TO A POINT,
2. NORTH 83 DEGREES 14 MINUTES 21 SECONDS EAST 463.00 FEET TO A POINT,
3. WITH A SPIRAL CURVE TO THE RIGHT (CHORD BEARING NORTH 85 DEGREES 38 MINUTES 45 SECONDS EAST 289.42 FEET) A SPIRAL LENGTH OF 289.63 FEET TO A POINT,
4. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1111.76 FEET (CHORD BEARING SOUTH 79 DEGREES 09 MINUTES 10 SECONDS EAST 397.82 FEET) AN ARC DISTANCE OF 399.97 FEET TO A RAILROAD SPIKE SET IN THE CENTER OF THE ABOVE SAID JACKSON ROAD;

THENCE LEAVING THE SAID RAILROAD RIGHT-OF-WAY AND WITH THE SAID JACKSON ROAD, SOUTH 00 DEGREES 26 MINUTES 30 SECONDS EAST 524.06 FEET TO A POINT; THENCE LEAVING THE SAID ROAD NORTH 86 DEGREES 36 MINUTES 20 SECONDS WEST 453.66 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 28.25 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS WEST 262.69 FEET TO THE PLACE OF BEGINNING.

CONTAINING 18.750 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF COUNTY ROAD 191, AND ALL OTHER APPLICABLE EASEMENTS.

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

THE BEARINGS ARE BASED ON THE EAST LINE OF A PREVIOUS SURVEY BY TERRY FINLEY DATED FEBRUARY 19, 1997 (14.182 MORE OR LESS ACRES).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 19th DAY OF SEPTEMBER 1997.

**OFFICE COPY  
NOT RECORDED**

W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

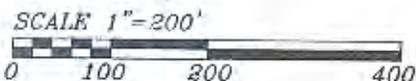
DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY WJ B  
10-29-97

**SURVEY FOR SCOTT YOUNG**  
AUDITORS PARCEL NUMBER  
70-70-15-11-10-000 (PART)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS,  
WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO

BEARINGS ARE BASED ON THE EAST LINE OF A PREVIOUS SURVEY  
BY TERRY FINLEY DATED FEBRUARY 19, 1997 (14.162 ± ACRES)



**RESEARCH:**  
VOL. 1097, PG. 544  
P.B. 781, PG. 203  
VOL. 1025, PG. 181  
MUSKINGUM CO. TAX MAP

**LEGEND**

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

JENNIE RANSOR  
VOL. 1121, PG. 163

BALTIMORE & OHIO RAILROAD  
100' R/W

N.83°14'21"E. 463.00'

SPIRAL CHORD=N.85°38'45"E.  
CHORD LENGTH=289.42'  
SPIRAL LENGTH=289.63'

CB=S.79°09'10"E.  
CL=397.82'  
ARC=399.97'  
R=1111.76'

SPIRAL CHORD=N.83°15'01"E.  
CHORD LENGTH=15.40'  
SPIRAL LENGTH=15.41'

DORIS HOWSER YOUNG  
VOL. 522, PG. 351  
18.750 ± ACRES

DONNA J. STALL  
VOL. 1097, PG. 544

N.00°01'00"E. 756.25'

309.45'

446.80'

359.38'

N.89°59'00"W. 705.69'

DONNA J. STALL  
VOL. 1097, PG. 544

P.O.B.

S.00°01'00"W.  
262.69'

DORIS HOWSER YOUNG  
VOL. 522, PG. 351

N.89°59'00"W. 449.31' (TOTAL)

419.31'

30.00'

5/8 REBAR

417.86'

S.89°59'00"E. 447.86'

30.00'

5/8 REBAR

N.00°01'00"E. 350.00'

(DEED)

S.89°59'00"E. 2242.78' (DEED)

S.00°26'30"E. 524.06'

6 COUNTY ROAD 191  
(JACKSON ROAD)

ANITA JAMES  
VOL. 1097, PG. 546

N.02°07'43"E.  
30.98'

SOUTHWEST CORNER OF THE  
NORTHWEST QUARTER OF  
SECTION 11



DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY *[Signature]*

10-29-97

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 19th DAY OF SEPTEMBER, 1997.

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

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

DRAWN BY: AJS	DATE: 09-19-97
SCALE: 1"=200'	CHECKED BY: WJB
JOB NO: 4197	DRAWING NO: D:\4197\4197

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NOT RECORDABLE