

# Biedenbach Surveying, Inc.

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Surveying and Mapping

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**BOB TUBBS**  
**AUDITORS PARCEL NUMBER**  
**70-70-30-01-01-000 (ALL)**

BEING A PART OF LOT NUMBER 6 IN WALNUT HILL SUBDIVISION AS RECORDED IN PLAT BOOK VOLUME 2, PAGE 2 OF THE MUSKINGUM COUNTY PLAT RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8" REBAR) AT THE SOUTHEAST CORNER OF LOT 6 WALNUT HILL SUBDIVISION;

THENCE WITH THE EAST LINE OF SAID LOT 6, NORTH 16 DEGREES 23 MINUTES 56 SECONDS WEST 283.41 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE PLACE OF BEGINNING FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE TRAVERSING THROUGH LOT 6 WITH THE NORTH LINE OF A TRACT CONVEYED TO M.L. AND L.F. MCCLELLAN (VOLUME 1716, PAGE 728 OF THE MUSKINGUM COUNTY DEED RECORDS), NORTH 65 DEGREES 53 MINUTES 56 SECONDS WEST 274.68 TO AN IRON PIN SET;

THENCE WITH THE WEST LINE OF LOT 6, NORTH 27 DEGREES 51 MINUTES 11 SECONDS EAST 153.17 FEET TO AN IRON PIN SET;

THENCE WITH THE NORTH LINE OF LOT 6 AND THE SOUTH LINE OF A TRACT CONVEYED TO P.B. MCELFRISH (VOLUME 1512, PAGE 734), SOUTH 65 DEGREES 53 MINUTES 56 SECONDS EAST 134.12 FEET TO AN IRON PIN SET;

THENCE WITH THE EAST LINE OF LOT 6 AND THE WEST LINE OF A TRACT CONVEYED TO BROWNING-FERRIS INDUSTRY OF OHIO, INC. (VOLUME 1007, PAGE 93), SOUTH 16 DEGREES 23 MINUTES 56 SECONDS EAST 201.00 FEET TO THE PLACE OF BEGINNING;

CONTAINING 0.717 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF STATE ROUTE 666 (NORTH RIVER ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

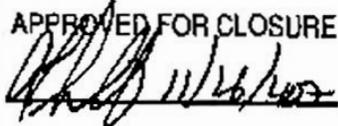
ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS6923).

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 4 PARCELS OF LAND ALONG THE SOUTH LINE OF WALNUT HILL SUBDIVISION AS SURVEYED OCTOBER 6, 2002, BY RICHARD MAX GRAVES, PS 5792 (O.R. VOLUME 1784, PAGE 388 AND O.R. VOLUME 1827, PAGE 924).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 19<sup>TH</sup> DAY OF NOVEMBER 2007.

**OFFICE COPY**  
**NOT RECORDABLE**  
MICHAEL B. TUBBS  
REGISTERED SURVEYOR

APPROVED FOR CLOSURE



EXEMPT FROM  
PLANNING COMMISSION

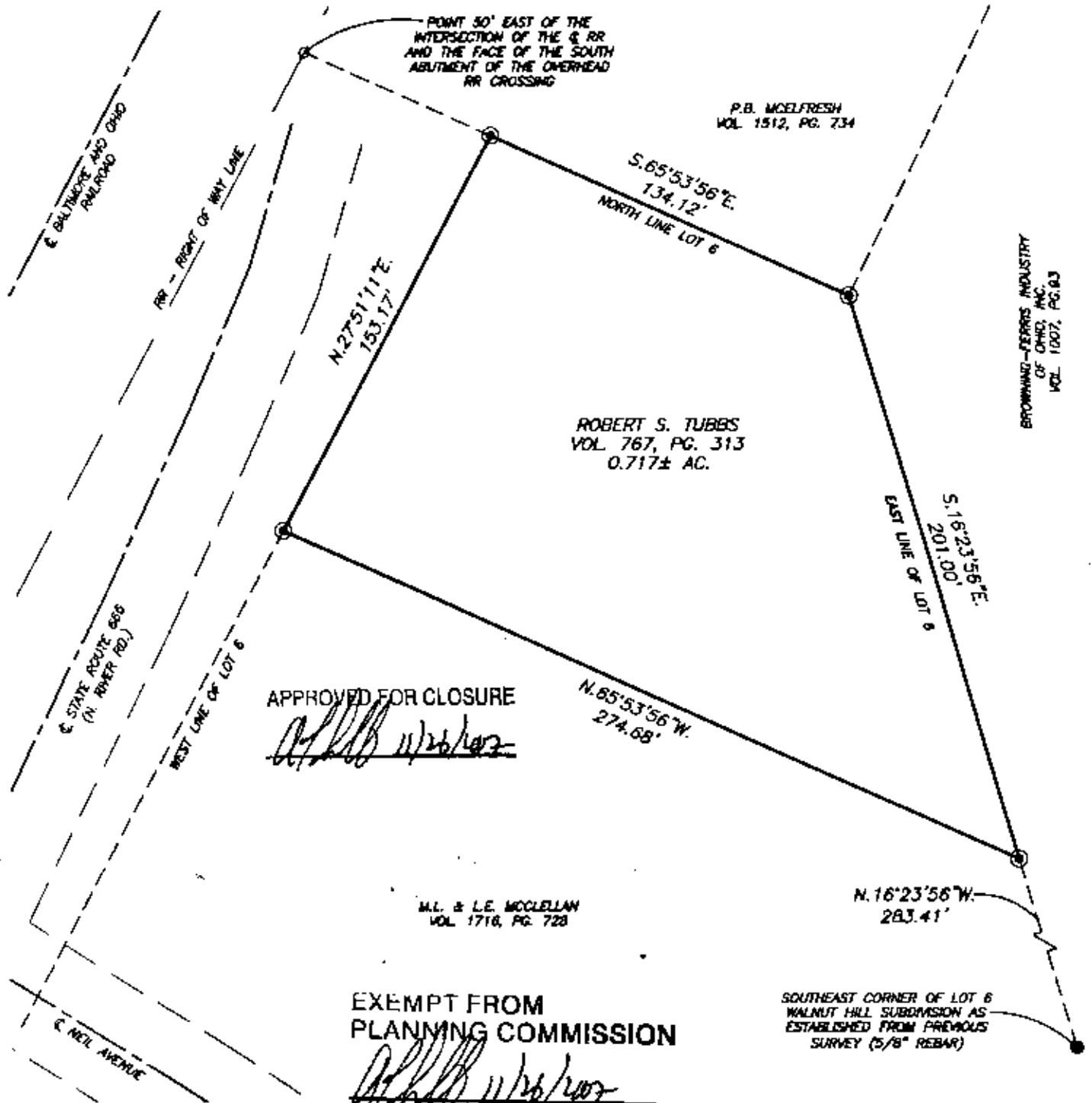


# SURVEY FOR BOB TUBBS

AUDITORS PARCEL NUMBER  
70-70-30-01-01-000 (ALL)

BEING A PART OF LOT NUMBER 6 IN WALNUT HILL SUBDIVISION AS RECORDED IN PLAT BOOK VOLUME 2, PAGE 2 OF THE MUSKINGUM COUNTY PLAT RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 4 PARCELS OF LAND ALONG THE SOUTH LINE OF WALNUT HILL SUBDIVISION AS SURVEYED OCTOBER 6, 2002, BY RICHARD MAX GRAVES, PS 5792 (O.R. VOLUME 1784, PAGE 388, AND O.R. VOLUME 1827, PAGE 924).



APPROVED FOR CLOSURE  
*[Signature]* 11/26/07

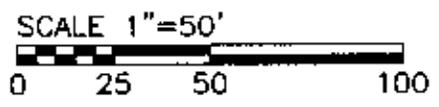
EXEMPT FROM  
PLANNING COMMISSION  
*[Signature]* 11/26/07

**RESEARCH**

DEEDS AS SHOWN  
DEED VOL. 877, PG. 146  
DEED VOL. 715, PG. 210  
PLAT BOOK VOL. 2, PG. 2  
PREVIOUS SURVEY OF 4 PARCELS OF LAND  
COMPLETED OCT. 6, 2002 BY R.M. GRAVES PSS5792  
PREVIOUS SURVEY OF A 1.98 AC. TRACT  
COMPLETED JULY 8, 1988 BY L.P. DIMAN PSS451

**LEGEND**

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



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 NOVEMBER, 2007.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. M...  
REGISTERED SURVEYOR

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.**  
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DRAWN BY: JWL	DATE: 11-19-07	SCALE: 1"=50'	
CHECKED BY: MDN	JOB NO: 5330	DRAWING NO: 05/20/FOLDERS/ALP/7/05/07	