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Zanesville, OH 43701

Biedenbach Engineering, Inc.

Civil Engineering and Land Surveying

70-38-05-12

2090 ADAMSVILLE RD

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F. WOFER
AUDITOR'S PARCEL NUMBER
70-70-38-05-12-000 (ALL)

BEING A PART OF LOT 2 OF UNDERWOOD SUBDIVISION AS RECORDED IN PLAT BOOK A-O, PAGE 55 OF THE MUSKINGUM COUNTY PLAT RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 2 AND THE CENTERLINE OF WALLWORK AVENUE;

THENCE WITH THE SAID WEST LINE, NORTH 03 DEGREES 01 MINUTES 55 SECONDS EAST 602.38 FEET (DEED) TO A POINT AT THE NORTHWEST CORNER OF A 38.60 ACRE TRACT (DEED VOLUME 213, PAGE 378);

THENCE WITH THE NORTH LINE OF THE SAID 38.60 ACRE TRACT, SOUTH 86 DEGREES 58 MINUTES 50 SECONDS EAST 490.78 FEET (DEED) TO A POINT IN THE CENTER OF COUNTY ROAD 694 (ADAMSVILLE ROAD), PASSING AN EXISTING IRON PIN (AXLE) AT 464.34 FEET;

THENCE CONTINUING WITH THE SAID NORTH LINE, SOUTH 86 DEGREES 58 MINUTES 50 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 81.95 FEET, A TOTAL DISTANCE OF 323.60 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO M. MOODY (VOLUME 1142, PAGE 669), NORTH 05 DEGREES 41 MINUTES 07 SECONDS WEST 107.75 FEET TO AN IRON PIN SET;

THENCE CONTINUING WITH THE EAST LINE OF SAID MOODY TRACT, NORTH 42 DEGREES 28 MINUTES 04 SECONDS WEST 222.44 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 694 (ADAMSVILLE ROAD), PASSING AN IRON PIN SET AT 190.59 FEET;

THENCE WITH THE CENTER OF COUNTY ROAD 694 (ADAMSVILLE ROAD) THE FOLLOWING NINE COURSES AND DISTANCES;

- 1) NORTH 59 DEGREES 59 MINUTES 39 SECONDS EAST 35.54 FEET TO A POINT;
- 2) NORTH 67 DEGREES 12 MINUTES 39 SECONDS EAST 51.40 FEET TO A POINT;
- 3) NORTH 74 DEGREES 08 MINUTES 08 SECONDS EAST 51.08 FEET TO A POINT;
- 4) NORTH 79 DEGREES 08 MINUTES 06 SECONDS EAST 50.87 FEET TO A POINT;
- 5) NORTH 82 DEGREES 27 MINUTES 07 SECONDS EAST 50.64 FEET TO A POINT;
- 6) NORTH 84 DEGREES 22 MINUTES 40 SECONDS EAST 55.09 FEET TO A POINT;
- 7) NORTH 86 DEGREES 10 MINUTES 48 SECONDS EAST 63.56 FEET TO A POINT;
- 8) NORTH 88 DEGREES 39 MINUTES 07 SECONDS EAST 74.03 FEET TO A POINT;
- 9) NORTH 89 DEGREES 51 MINUTES 59 SECONDS EAST 103.18 FEET TO A POINT;

THENCE LEAVING THE CENTER OF SAID COUNTY ROAD AND WITH THE WEST LINE OF A TRACT CONVEYED TO R. AND J. HUNTER (VOLUME 1035, PAGE 367), SOUTH 03 DEGREES 18 MINUTES 50 SECONDS WEST 369.39 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH LINE OF A TRACT CONVEYED TO B. HARRIER (VOLUME 1068, PAGE 179), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 24.50 FEET;

THENCE WITH THE NORTH LINE OF SAID HARRIER TRACT AND THE NORTH LINE OF THE ABOVE MENTIONED 38.60 ACRE TRACT, NORTH 86 DEGREES 58 MINUTES 50 SECONDS WEST 341.15 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.325 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 694 (ADAMSVILLE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923/PS4923).

MEASUREMENTS ARE BASED ON STATE PLANE COORDINATE GRID AS DERIVED FROM A SOLAR OBSERVATION (LOCAL HOUR ANGLE METHOD).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 23RD DAY OF APRIL 2003.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 625

DESCRIPTION APPROVED
FOR AUDITOR'S USE
BY *[Signature]*
4-28-2003

SURVEY FOR F. WOFFER

AUDITORS PARCEL NUMBER
70 70-38 05-12 000 (ALL)

BEING A PART OF LOT 2 OF UNDERWOOD SUBDIVISION AS RECORDED IN PLAT BOOK A-0, PAGE 55 OF THE MUSKINGUM COUNTY PLAT RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON STATE PLANE COORDINATE GRID AS DERIVED FROM A SOLAR OBSERVATION (LOCAL HOUR ANGLE METHOD).



SCALE 1"=100'
0 50 100 200

RESEARCH:

VOL. 377, PG. 123
VOL. 395, PG. 378
VOL. 425, PG. 990
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VOL. 535, PG. 817
VOL. 536, PG. 856
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VOL. 1068, PG. 179
VOL. 1661, PG. 809

HELEN L. SHIRER
VOL 1031, PG. 447

CHARLES M. & WENDY M. McMAHAN
VOL. 1121, PG. 499

L. & H. WETZEL
VOL. 1699, PG. 804

LEGEND

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

R. & B. WAGNER
VOL. 570, PG. 252

U.S.G.S. (ZANESVILLE EAST QUAD)
MUSKINGUM CO. TAX MAP

E. COUNTY ROAD 694
(ADAMSVILLE ROAD)

LINE DATA

No.	BEARING	DISTANCE
1	N.59°59'39"E	35.54'
2	N.67°12'39"E	51.40'
3	N.74°08'08"E	51.08'
4	N.79°08'06"E	50.07'
5	N.82°27'07"E	50.64'
6	N.84°22'40"E	55.09'
7	N.86°10'48"E	63.56'
8	N.86°39'07"E	74.03'
9	N.89°51'59"E	103.18'

M. MOODY
VOL. 1112, PG. 669

F. WOFFER
VOL. 1661, PG. 809
3.325 1 ACRES

R. & J. HUNTER
VOL. 1035, PG. 367

SEE NOTE #1
N.03°01'55"E 602.38'
(DEED)
E. COUNTY ROAD 694
(ADAMSVILLE ROAD)
464.34' 26.44'
S.86°58'50"E 490.78'
(DEED)
N.05°41'07"W 107.55'
N.05°50'W 222.44'

NOTE #1 WEST LINE OF LOT 2 OF UNDERWOOD SUBDIVISION AND WEST LINE OF A 38.6 ACRE TRACT (DEED BOOK VOLUME 213, PAGE 378) AND EAST LINE OF A VACATED 40' STREET AS SHOWN ON THE PLAT OF MINERAL ADDITION (PLAT BOOK 2, PAGE 2)

C. & R. KROUSKOPF
VOL 658, PG 35

B. HARRIKR
VOL. 1060, PG. 179

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY A. L. Somehax
4-28-2003 KB

BIEDENBACH ENGINEERING, INC.
ZANESVILLE, OHIO
(740) 453-4850

I HEREDY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 23rd DAY OF APRIL, 2003.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

OFFICE COPY
NOT RECORDABLE

DRAWN BY:
AJS

DATE:
04 23-03

SCALE:
1"=100'

CHECKED BY:
MDN

JOB NO:
4938

DRAWING NO.
D:\4938\4938

DESCRIPTION OF SURVEY FOR STEPHEN W ROSS

JOB#2483

Situated in the State of Ohio, County of Muskingum, Township of Washington:

Being part of Lot 2 of Underwood Subdivision recorded in Plat Book "A-O", Page 55, further **being part of** the Robert L Bates and Mary P Bates property recorded in **Official Record Volume 2244, Page 426 of said county's deed records, further being part of** Muskingum County Auditor's **Parcel Number 70-38-05-12-000**, and more particularly described as follows;

Commencing at an iron pipe (found) at the Southeast corner of Lot 74 of the Mineral Addition recorded in Plat Book 2, Page 2, further being on the West line of said Lot 2;

TIE-1 THENCE South 03 degrees 01 minutes 57 seconds West 12.32 feet along the common line for said Mineral Addition and Underwood Subdivision to the unmarked Southwest corner of the Betty L Sowell and Steven L Stewart property recorded in Official Record Volume 1701, Page 1, further being the Northwest corner of a 38.60 acre parcel described in Deed Book Volume 213, Page 378;

TIE-2 THENCE South 86 degrees 58 minutes 46 seconds East 1125.57 feet into said Lot 2 and along the North line of said 38.60 acre parcel to an iron pin (set) on the common line of said Bates property and for the Becky B Harrier property recorded in Deed Book Volume 1068, Page 179, further being the place of beginning for the property herein intended to be described, passing an iron pin (found) at 240.67 feet, an axle (found) at 464.34 feet, and iron pin (found) at 572.73 feet;

#1- THENCE North 03 degrees 18 minutes 53 seconds East 366.99 feet crossing said Bates property to an unmarked point in the centerline of Adamsville Road, passing an iron pin (set) at 344.89 feet;

#2- THENCE South 89 degrees 52 minutes 11 seconds East 30.05 feet along said road and common line for said Bates property and for the Lee Wetzel and Heidi Wetzel property recorded in Official Record Volume 1699, Page 2586 and Official Record Volume 2586, Page 465 to the unmarked common corner for said Bates property and for the Ronald L Hunter property recorded in Official Record Volume 2745, Page 34;

#3- THENCE South 03 degrees 18 minutes 53 seconds West 368.51 feet leaving said road and along said Bates and Hunter properties to an iron pin (found) on the North line of said 38.60 acre parcel and Harrier property;

#4- THENCE North 86 degrees 58 minutes 46 seconds West 30.00 feet along the common line for said Bates and Harrier properties and North line of said 38.60 acre parcel to the place of beginning, **containing 0.25 acres** of which 0.02 acres are within the right of way of Adamsville Road.

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined with adjacent Auditor's Parcel Number 70-38-05-11-002.

The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on June 1, 2018 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.



OFFICE COPY
NOT RECORDED

Charles R. Harkness PLS #6885

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION
APPROVED
By: 6/12/2018

