

Biedenbach Surveying, Inc.3010 East Pike
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850
Fax (740) 450-1000**LARRY HUFFMAN**
AUDITORS PARCEL NUMBER
71-70-58-01-02-000 (ALL)

BEING A PART OF THE 3RD QUARTER OF 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 LOT #3 OF THE JOHN C. HOWARDS SUBDIVISION (DEED VOLUME 9,
PAGE 394 OF THE MUSKINGUM COUNTY DEED RECORDS);

THENCE WITH THE EAST LINE OF THE SAID THIRD QUARTER AND TRAVERSING THROUGH THE LIMITED ACCESS RIGHT
OF WAY FOR INTERSTATE 70, SOUTH 02 DEGREES 28 MINUTES 32 SECONDS EAST 1284.91 FEET (DEED) TO A POINT AT THE
NORTHEAST CORNER OF A TRACT CONVEYED TO THE DOWNING COMPANY (DEED VOLUME 791, PAGE 109);

THENCE WITH THE NORTH LINE OF THE SAID DOWNING TRACT AND THE SOUTH LINE OF THE LIMITED ACCESS RIGHT
OF WAY LINE OF INTERSTATE 70, NORTH 81 DEGREES 03 MINUTES 01 SECONDS WEST 210.68 FEET (DEED) TO A POINT,
SAID POINT BEING 195 FEET RIGHT OF CENTERLINE STATION 61+96.8 (PLAT BOOK 10, PAGE 50);

THENCE LEAVING THE SAID RIGHT OF WAY LINE AND WITH THE WEST LINE OF THE SAID DOWNING TRACT, SOUTH 02
DEGREES 12 MINUTES 48 SECONDS EAST 138.71 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE - BENT), SAID IRON PIN
BEING THE PLACE OF BEGINNING FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID WEST LINE, SOUTH 02 DEGREES 12 MINUTES 48 SECONDS EAST 188.75 FEET TO AN
IRON PIN SET;

THENCE CONTINUING WITH THE SAID WEST LINE, NORTH 87 DEGREES 31 MINUTES 28 SECONDS EAST 54.00 FEET TO AN
EXISTING IRON PIN (1/2 INCH PIPE);

THENCE CONTINUING WITH THE SAID WEST LINE, SOUTH 03 DEGREES 04 MINUTES 59 SECONDS EAST 396.46 FEET TO A
POINT IN THE CENTERLINE OF U. S. ROUTE 40 (EAST PIKE), PASSING EXISTING IRON PINS (PIPE) AT 272.15 FEET AND AT
351.96 FEET;

THENCE WITH THE SAID CENTERLINE, SOUTH 60 DEGREES 59 MINUTES 48 SECONDS WEST 25.32 FEET TO A POINT;

THENCE LEAVING THE SAID CENTERLINE AND WITH THE EAST LINE OF A 1.34 ACRE TRACT CONVEYED TO THE
WESTWOOD BAPTIST CHURCH (DEED VOLUME 1740, PAGE 278), NORTH 02 DEGREES 32 MINUTES 33 SECONDS WEST
106.52 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 44.75
FEET;

THENCE WITH THE NORTH LINE OF THE SAID CHURCH TRACT, NORTH 65 DEGREES 06 MINUTES 52 SECONDS WEST
125.11 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE CONTINUING WITH THE NORTH LINE OF THE SAID CHURCH TRACT AND WITH THE NORTH LINE OF A TRACT
CONVEYED TO T. AND B. HIGGINS (DEED VOLUME 1077, PAGE 193), SOUTH 82 DEGREES 26 MINUTES 08 SECONDS WEST
232.94 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE CONTINUING WITH THE NORTH LINE OF SAID HIGGINS TRACT AND WITH THE NORTH LINE OF A TRACT
CONVEYED TO B. AND C. CALENDINE (DEED VOLUME 553, PAGE 927), NORTH 71 DEGREES 16 MINUTES 19 SECONDS WEST
120.92 FEET TO AN IRON PIN SET (5/8 INCH REBAR W/ CAP);

THENCE LEAVING THE SAID CALENDINE TRACT AND WITH THE EAST LINE OF A 0.457 ACRE TRACT CONVEYED TO THE
WESTWOOD BAPTIST CHURCH (DEED VOLUME 1102, PAGE 575) AND THE EAST LINE OF A 3.545 ACRE TRACT CONVEYED
TO THE WESTWOOD BAPTIST CHURCH (DEED VOLUME 941, PAGE 173), NORTH 36 DEGREES 19 MINUTES 30 SECONDS
EAST 292.14 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE-BENT);

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO E. COHAGEN (DEED VOLUME 1921, PAGE 778), NORTH 12
DEGREES 38 MINUTES 45 SECONDS EAST 137.99 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE CONTINUING WITH THE SOUTH LINE OF THE SAID COHAGEN TRACT, NORTH 74 DEGREES 02 MINUTES 12
SECONDS EAST 208.00 FEET TO THE PLACE OF BEGINNING;

CONTAINING 3.241 MORE OR LESS ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF U.S. ROUTE 40 AND ALL
OTHER APPLICABLE EASEMENTS INCLUDING A 25 FEET WIDE INGRESS/EGRESS EASEMENT AS RECORDED IN DEED
VOLUME 941, PAGE 173.

ALSO THE RIGHT TO USE AN INGRESS/EGRESS EASEMENT AS RECORDED IN DEED VOLUME 857, PAGE 298.

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 A 0.53 ACRE TRACT AS RECORDED IN DEED VOLUME 820,
PAGE 349.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIPTION TO BE CORRECT AS
PREPARED BY ME, THIS 11TH DAY OF DECEMBER 2006.

OFFICE COPY
NOT RECORDEDMICHAEL D. HUFFMAN
REGISTERED SURVEYOR #3

5265 HUFFMAN.doc

APPROVED FOR CLOSURE

[Signature] 12/21/2006EXEMPT FROM
PLANNING COMMISSION*[Signature]* 12/21/2006

SURVEY FOR LARRY HUFFMAN

AUDITORS PARCEL NUMBER
71-70-58-01-02-000 (ALL)

BEING A PART OF THE 3RD QUARTER OF TOWNSHIP 1, RANGE 7, OF THE UNITED STATES
MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 0.53 ACRE TRACT AS RECORDED
IN VOLUME 820, PAGE 349 OF THE MUSKINGUM COUNTY DEED RECORDS.



LEGEND

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

LIMITED ACCESS RIGHT OF WAY INTERSTATE 70

SOUTHWEST CORNER OF
LOT #3 OF JOHN C.
HOWARDS SUB. (VOL. 9,
PG. 394)

E. COMAGEN
VOL. 1921, PG. 778

THE DOWNING CO.
VOL. 791, PG. 109

LARRY H. & EDNA M.
HUFFMAN
VOL. 842, PG. 307
3.241± ACRES

WESTWOOD BAPTIST CHURCH
VOL. 941, PG. 173

WESTWOOD BAPTIST
CHURCH
VOL. 1102, PG. 575

SUBJECT TO 25' WIDE
INGRESS AND EGRESS
EASEMENT AS RECORDED IN
VOL. 941, PG. 173

B.L. & C. CALEDINE
VOL. 553, PG. 927

T.L. & B. HIGGINS
VOL. 1077, PG. 193

WESTWOOD BAPTIST CHURCH
VOL. 1740, PG. 278

ALSO THE RIGHT TO
USE THE EASEMENT
AS RECORDED IN
VOL. 857, PG. 298

EXEMPT FROM
PLANNING COMMISSION

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.457± AC. TRACT
COMPLETED OCT. 28, 1994 BY M.D. NICHOLS PS 8823
PREVIOUS SURVEY OF A 1.34 AC. TRACT
COMPLETED DEC. 12, 1996 BY C.R. HARRNESS PS 6885

SCALE 1"=100'

0 50 100 200

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 11th DAY OF SEPTEMBER, 2006.

APPROVED FOR CLOSURE

MICHAEL D. NICHOLS
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.

3010 EAST FIVE AVENUE, INDIANAPOLIS, OHIO 43701
PHONE: 740-453-4834 FAX: 740-450-1000 EMAIL: biedenbach@psa.net

DRAWN BY: JWL

DATE: 12-11-06

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5265

DRAWING NO:
D-5265(5265.DWG)