

W. J. Biedenbach & Associates

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Zanesville, OH 43701

Surveying and Mapping

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RUTH LUBURGH
71-70-88-01-01-000 (PART)
001 ←



BEING A PART OF THE 4TH 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 A CONCRETE REFERENCE MONUMENT MARKING THE CENTERLINE STATION 215+00 OF INTERSTATE 70, AS DELINEATED ON A CENTERLINE PLAT OF INTERSTATE 70 RECORDED IN PLAT BOOK 10, PAGE 58 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE SOUTH 60 DEGREES 50 MINUTES 21 SECONDS WEST 608.11 FEET ALONG THE CENTERLINE OF SAID INTERSTATE 70 TO A POINT, PASSING A CONCRETE REFERENCE MONUMENT MARKING THE CENTERLINE STATION 210+00 AT 499.70 FEET; ALSO SAID POINT BEING ON THE TOWNSHIP LINE BETWEEN WASHINGTON AND PERRY TOWNSHIPS; THENCE SOUTH 02 DEGREES 14 MINUTES 27 SECONDS EAST 840.36 FEET ALONG THE WASHINGTON TOWNSHIP LINE TO A POINT IN THE CENTER OF U.S. ROUTE 40, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE CONVEYED, ALSO SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT CONVEYED TO D. AND T. QUINN BY DEED RECORDED IN VOLUME 889, PAGE 227 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE CONTINUING SOUTH 02 DEGREES 17 MINUTES 03 SECONDS EAST 258.19 FEET ALONG SAID TOWNSHIP LINE TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 43.44 FEET; THENCE TRAVERSING THROUGH THE RUTH LUBURGH TRACT (VOLUME 676, PAGE 195) THE NEXT FIVE COURSES AND DISTANCES;

- 1) SOUTH 64 DEGREES 45 MINUTES 25 SECONDS WEST 521.41 FEET TO AN IRON PIN SET;
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET (CHORD BEARING NORTH 15 DEGREES 39 MINUTES 50 SECONDS WEST 113.00 FEET) AN ARC DISTANCE OF 113.14 FEET TO AN IRON PIN SET;
- 3) NORTH 20 DEGREES 39 MINUTES 00 SECONDS WEST 57.51 FEET TO AN IRON PIN SET;
- 4) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET (CHORD BEARING NORTH 09 DEGREES 02 MINUTES 09 SECONDS WEST 30.20 FEET) AN ARC DISTANCE OF 30.41 FEET TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. ROUTE 40;
- 5) CONTINUING WITH THE CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET (CHORD BEARING NORTH 33 DEGREES 40 MINUTES 04 SECONDS EAST 77.46 FEET) AN ARC DISTANCE OF 81.40 FEET TO A POINT ON THE CENTERLINE OF U.S. ROUTE 40; THENCE ALONG THE CENTERLINE OF U.S. ROUTE 40, NORTH 64 DEGREES 45 MINUTES 25 SECONDS EAST 523.95 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.000 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL RIGHT-OF-WAYS OF U.S. ROUTE 40 AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PSS718-PS6923).

THE BEARINGS ARE BASED ON THE CENTERLINE SURVEY OF INTERSTATE 70 AS RECORDED IN PLAT BOOK 10, PAGE 58.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 24TH DAY OF MAY, 1999.

W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
6-11-99

SURVEY FOR P & M ZANESVILLE, LTD.

AUDITORS PARCEL NUMBER
71-70-88-01-01-001 (PART)

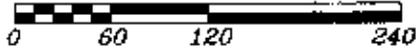
BEING A PART OF THE 4th QUARTER OF TOWNSHIP 1,
RANGE 7, OF THE UNITED STATES MILITARY LANDS,
WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO

BEARINGS ARE BASED ON THE CENTERLINE SURVEY
OF INTERSTATE 70 AS RECORDED IN P.B. 10, PG. 58

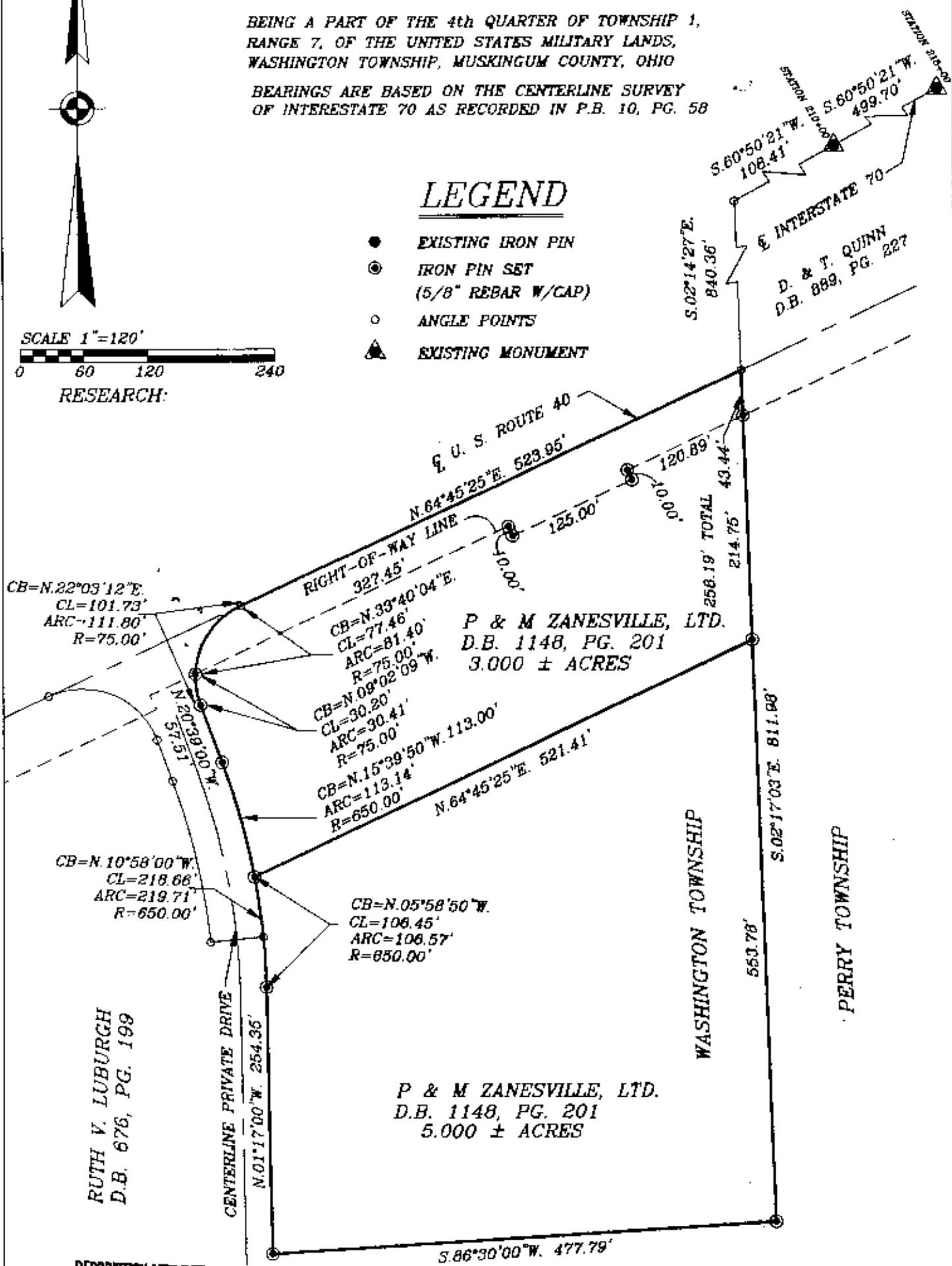
LEGEND

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

SCALE 1"=120'



RESEARCH:



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY: *[Signature]*
6-11-99

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 24th DAY OF MAY, 1999

OFFICE COPY
NOT RECORDABLE

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
DRAWN BY: AJS	DATE: 5-24-99
SCALE: 1"=120'	CHECKED BY: WJB
JOB NO: 4231	DRAWING NO: D:\4231\4231