

**Biedenbach Engineering, Inc.**

3010 East Pike  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850  
Fax (740) 450-1000

**DUTRO MOBILE HOMES, INC.**  
**DEED BOOK VOLUME 1139, PAGE 643**  
**AUDITORS PARCEL NUMBER 71-70-88-07-01-003 (PART)**

BEING A PART OF THE 3.578 ACRE TRACT CONVEYED TO DUTRO MOBILE HOMES, INC. BY DEED VOLUME 1139, PAGE 643 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER OF QUARTER TOWNSHIP 4;**

**THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2501.50 FEET (BY DEED) ALONG THE EAST LINE OF QUARTER TOWNSHIP 4 TO A POINT IN COUNTY ROAD 42 (OLD WHEELING ROAD);**

**THENCE NORTH 05 DEGREES 50 MINUTES 35 SECONDS WEST 860.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF A 24.895 MORE OR LESS ACRE TRACT CONVEYED TO CARLOS F. BALLINGER, JR. AND CATHY A. McDOWELL (DEED VOLUME 1144, PAGE 525);**

**THENCE WITH THE SOUTH LINE OF THE SAID TRACT THE NEXT FOUR COURSES AND DISTANCES:**

- 1) **SOUTH 66 DEGREES 55 MINUTES 30 SECONDS WEST 154.96 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**
- 2) **SOUTH 68 DEGREES 41 MINUTES 38 SECONDS WEST 330.58 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**
- 3) **SOUTH 48 DEGREES 21 MINUTES 21 SECONDS WEST 193.20 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**
- 4) **SOUTH 37 DEGREES 42 MINUTES 40 SECONDS WEST 240.76 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE LEAVING SAID LINE AND WITH THE WEST LINE OF A 2.374 ACRE TRACT CONVEYED TO TAMMY S. DURANT (DEED VOLUME 1858, PAGE 271), SOUTH 17 DEGREES 04 MINUTES 42 SECONDS EAST 481.52 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 42 (OLD WHEELING ROAD), PASSING EXISTING IRON PINS (5/8 INCH REBAR), AT 225.30 FEET AND 460.72 FEET;**

**THENCE WITH THE CENTER OF SAID ROAD SOUTH 77 DEGREES 13 MINUTES 11 SECONDS WEST 20.00 FEET TO A POINT;**

**THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID DUTRO MOBILE HOMES TRACT, NORTH 16 DEGREES 38 MINUTES 15 SECONDS WEST 468.50 FEET TO AN IRON PIN SET, PASSING IRON PINS SET AT 46.83 FEET AND 262.32 FEET;**

**THENCE NORTH 37 DEGREES 42 MINUTES 40 SECONDS EAST 20.00 FEET, ALONG THE SOUTH LINE OF THE ABOVE SAID 24.895 MORE OR LESS ACRE TRACT, TO THE PLACE OF BEGINNING.**

**CONTAINING 0.198 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY AND ALL OTHER APPLICABLE EASEMENTS.**

**ALSO BEING SUBJECT TO THE FOLLOWING INGRESS AND EGRESS EASEMENT.**

BEING A PART OF THE 3.578 ACRE TRACT CONVEYED TO DUTRO MOBILE HOMES, INC. BY DEED VOLUME 1139, PAGE 643 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER OF QUARTER TOWNSHIP 4;**

**THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2501.50 FEET (BY DEED) ALONG THE EAST LINE OF QUARTER TOWNSHIP 4 TO A POINT IN COUNTY ROAD 42 (OLD WHEELING ROAD);**

**THENCE NORTH 05 DEGREES 50 MINUTES 35 SECONDS WEST 860.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF A 24.895 MORE OR LESS ACRE**

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TRACT CONVEYED TO CARLOS F. BALLINGER, JR. AND CATHY A. McDOWELL (DEED VOLUME 1144, PAGE 525);

THENCE WITH THE SOUTH LINE OF THE SAID TRACT THE NEXT FOUR COURSES AND DISTANCES:

- 1) SOUTH 66 DEGREES 55 MINUTES 30 SECONDS WEST 154.96 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 2) SOUTH 68 DEGREES 41 MINUTES 38 SECONDS WEST 330.58 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 3) SOUTH 48 DEGREES 21 MINUTES 21 SECONDS WEST 193.20 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 4) SOUTH 37 DEGREES 42 MINUTES 40 SECONDS WEST 240.76 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID LINE AND WITH THE WEST LINE OF A 2.374 ACRE TRACT CONVEYED TO TAMMY S. DURANT (DEED VOLUME 1858, PAGE 271), SOUTH 17 DEGREES 04 MINUTES 42 SECONDS EAST 440.67 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 225.30 FEET;

THENCE CONTINUING SOUTH 17 DEGREES 04 MINUTES 42 SECONDS EAST 40.85 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 42 (OLD WHEELING ROAD), PASSING AN IRON PIN SET AT 20.05 FEET;

THENCE WITH THE CENTER OF SAID ROAD, SOUTH 77 DEGREES 13 MINUTES 11 SECONDS WEST 20.00 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING INTO THE ABOVE SAID DUTRO MOBILE HOMES TRACT, NORTH 16 DEGREES 38 MINUTES 15 SECONDS WEST 40.69 FEET TO A POINT, SAID POINT BEING SOUTH 16 DEGREES 38 MINUTES 15 SECONDS EAST 6.14 FROM AN IRON PIN SET;

THENCE NORTH 76 DEGREES 49 MINUTES 47 SECONDS EAST 19.68 FEET TO THE PLACE OF BEGINNING.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.91 MORE OR LESS ACRES CONVEYED TO PATRICK AND REBECCA FUSNER AS RECORDED IN DEED BOOK VOLUME 659, PAGE 120.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 27<sup>TH</sup> DAY OF MAY 2005.

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

APPROVED FOR CLOSURE

*[Signature]* 5-31-2005

EXEMPT FROM  
PLANNING COMMISSION

*[Signature]* 5-31-2005

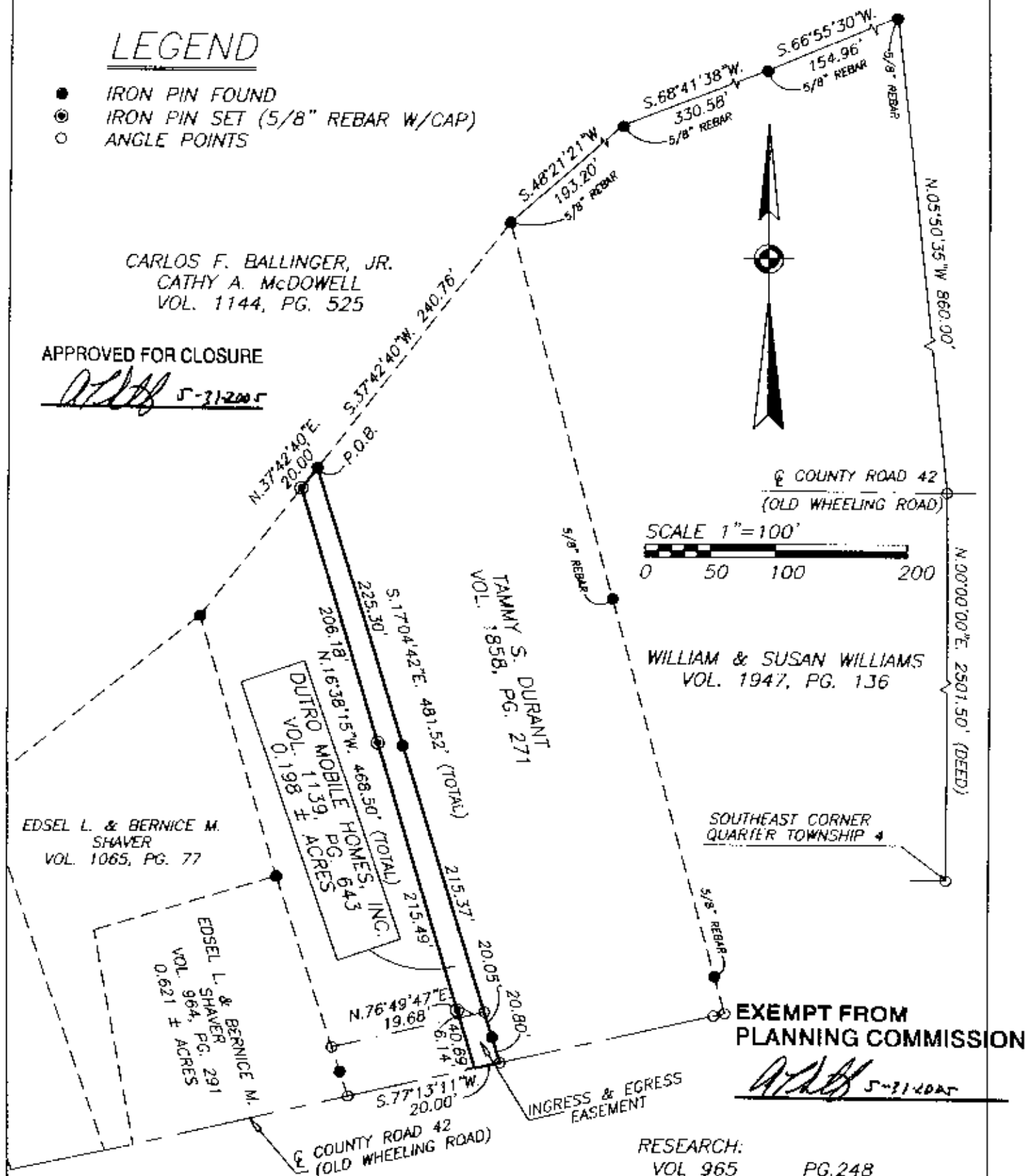
# LEGEND

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

CARLOS F. BALLINGER, JR.  
CATHY A. McDOWELL  
VOL. 1144, PG. 525

APPROVED FOR CLOSURE

*ALB* 5-31-2005



EXEMPT FROM  
PLANNING COMMISSION

*ALB* 5-31-2005

## RESEARCH:

VOL 965 PG.248  
VOL 396 PG.214  
VOL 830 PG.331  
PREVIOUS SURVEY 24.895 AC.  
PREVIOUS SURVEY 0.621 AC.  
PREVIOUS SURVEY 1.358 AC.  
MUSKINGUM COUNTY TAX MAP

BEARINGS ARE BASED ON THE PREVIOUS SURVEY  
OF 1.91 ACRES CONVEYED TO P. AND R. FUSNER AS  
RECORDED IN DEED BOOK VOLUME 659, PG. 120.

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

PAR. No. 71-70-88-07-01-003 (PART)

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I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 27 DAY OF MAY, 2005.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 16933

DRAWN BY: MDN	DATE: 05/27/05
SCALE: 1"=100'	CHECKED BY: MDN
JOB NO: 5148	DWG D:\4558\4558