



Scale : 1" = 360'

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF ADAMS, BEING PART OF SECTIONS 1,2,9, AND 10 RANGE 6 WEST, TOWNSHIP 3 NORTH OF "UNITED STATES MILITARY LANDS".

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF ADAMS, BEING PART OF SECTIONS 1,2,9, AND 10 RANGE 6 WEST, TOWNSHIP 3 NORTH OF "UNITED STATES MILITARY LANDS".

MUSKINGUM WATER
CONSERVANCY DIST.
BOOK 650 PG. 240
42.50 ACRES

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 USED AS NORTH $87^{\circ}59'39''$ WEST.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS,
EASEMENTS, RESTRICTIONS, RESERVATIONS,
AND ZONING REGULATIONS OF RECORD.
SUBJECT TO 100 YEAR FLOOD PLAIN
RESTRICTIONS, IF APPLICABLE. SUBJECT
TO ANY FACTS THAT MAY BE DISCLOSED
IN A FULL AND ACCURATE TITLE SEARCH.

1:1015.1

DESCRIPTION
APPROVED
BY: A. S. 3/10/2019

02-20-09-01-007C
02-20-02-15-001C

LASZLO S. GULYAS ET. AL.
BOOK 1159 PG. 834
34.15 ACRES
P.N. 02-20-02-11-000

MUSKINGUM WATERSHED
CONSERVANCY DIST.
BOOK 262 PG. 350
81.6 ACRES

MUSKINGUM WATERSHED
CONSERVANCY DIST.
D.V. 262 PG. 475

DEDICATION OF PUBLIC
ROAD RIGHT-OF-WAY
WILLS CREEK ROAD
TOWNSHIP ROAD # 113
PARCEL # 1
0.286 ACRE
BOOK 2442 PG. 652
LAT BOOK 20, PG. 42

MUSKINGUM WATERSHED
CONSERVANCY DIST.
D.V. 650 PG. 233
42 ACRES

| CENTER OF

MUSKINGUM WATERSHED
CONSERVANCY DIST.
D.V. 650 PG. 233

87°45'37" E 1311.89'
R.

MUSKINGUM WATER CONSERVANCY DIST.
BOOK 650 PG. 240
85.60 ACRES

REMAINDER OF
P.N. 02-30-01-03-000
N.K.A.
P.N. 02-30-01-03-001

CARL R. & LINDA LOUISE VERNON
D.V. 1137 PG. 149
351.006 ACRES
P.N. 02-20-09-01-000

- = ¾" x 30" I.P. Set "Biedenbach Surveying, LLC, PS 7881"
- △ = survey angle point
- = ¾" I.P.F. uncapped
- ⊙ = ¾" I.P.F. "Harkness 6885"
- = unmarked stone found
- ▣ = ¾" I.P.F. "LUNN 7113"
- ⊞ = fence post with nail on top
- ⊙ = ¾" I.P.F. "Swierz 8062"
- ⊞ = ¾" I.P.F. "MWCO"
- ⊞ = marked stone found

GREGORY A.
BIEDENBACH
S-7881

OHIO FRANKLIN REALTY, LLC.
O.R.V. 2568 PG. 616
351.006 ACRES
P.N. 02-20-09-01-000

NEW HOPE
LUTHERN CHURCH
O.R.V. 2646 PG. 189
2.50 ACRES
P.N. 02-20-09-09-000

BRUNER LAND COMPANY
O.R.V. 2823 PG. 886
504.598 ACRES
PRIOR
OHIO FRANKLIN REALTY
BOOK 2568 PG. 616

PERTINENT DOCUMENTS

DEEDS AS SHOWN.
NTY TAX MAPS.
G.S. QUAD. MAP WILLS CREEK.
VEY PLATS BY LINN ENGINEERING, INC.

OHIO FRANKLIN REALTY, LLC.
BOOK 2568 PG. 616
351.006 ACRES
P.N. 02-50-12-01-000

ELI A. & LORI A. MILLER
O.R.V. 2821 PG. 201
189.704 ACRES
P.N. 02-30-10-03-002

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.

GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS
BIEDENBACH SURVEYING, INC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43083
1.740.472.1262 OFFICE
1.740.472.5298 FAX

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY
WITH ORIGINAL SIGNATURE AND SEAL

STUCK	TIME	TIME	DELTA	TIME	CHORD	BEATING	CHORD	LEADER
G16	581.18	1800.00	1214.82	N	03:19.35	W	500.65	
G17	233.25	2000.00	656.75	N	04:39.03	W	243.41	
G18	233.25	2000.00	656.75	N	04:39.03	W	243.41	
G19	233.25	2000.00	656.75	N	04:39.03	W	243.41	
G20	578.42	385.00	56.77	N	4:47.48	W	504.18	
G21	113.12	935.00	23.88	N	7:03:07	W	418.25	
G22	257.76	225.00	22.76	N	7:03:07	W	418.25	
G23	257.76	225.00	22.76	N	7:03:07	W	418.25	
G24	231.46	925.00	21.50	N	5:27:41	W	240.14	
G25	386.88	710.00	24.44	N	5:27:41	W	356.88	
G26	386.88	710.00	24.44	N	5:27:41	W	356.88	
G27	186.88	925.00	21.44	N	7:22:36	W	188.77	
G28	170.08	925.00	21.16	N	7:22:36	W	188.08	
G29	246.33	775.00	1816.67	N	5:27:41	W	267.11	
G30	246.33	775.00	1816.67	N	5:27:41	W	267.11	

OHIO FRANKLIN REALTY, L.L.C.
BOOK 2568 PG. 616
351.006 ACRES
P.N. 02-60-11-06-000

Survey File No.: GB-3173F