

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

Telephone (614) 453-4850  
Fax (614) 450-1000

## SUBJECT TO A 12 FOOT INGRESS AND EGRESS EASEMENT

BEING A PART OF TRACT 1 (20.002 MORE OR LESS ACRES) AND A PART OF TRACT 2 (20.037 MORE OR LESS ACRES) OF A BRUNER LAND COMPANY SURVEY SITUATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5; THENCE WITH THE EAST LINE OF SAID SECTION 5, NORTH 00 DEGREES 32 MINUTES 48 SECONDS WEST 478.40 FEET (DEED) TO A POINT AT THE NORTHEAST CORNER OF A 121.65 ACRE TRACT CONVEYED TO DELMAR TYSINGER BY DEED RECORDED IN VOLUME 881, PAGE 172 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE WITH THE NORTH LINE OF THE SAID TYSINGER TRACT, NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 1776.11 FEET (DEED) TO A POINT, SAID POINT BEING IN THE EAST LINE OF SAID TRACT 1;

THENCE WITH THE EAST LINE OF THE ABOVE SAID TRACT 1, NORTH 01 DEGREES 54 MINUTES 26 SECONDS WEST 587.62 FEET (DEED) TO A POINT, SAID POINT BEING THE NORTH EAST CORNER OF SAID TRACT 1;

THENCE WITH THE NORTH LINE OF THE SAID TRACT 1, NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 1075.51 FEET TO AN EXISTING IRON PIN;

THENCE LEAVING SAID NORTH LINE OF THE SAID TRACT 1, NORTH 00 DEGREES 02 MINUTES 03 SECONDS EAST 60.55 FEET TO AN IRON PIN SET;

THENCE NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 158.46 FEET TO AN IRON PIN SET;

THENCE NORTH 18 DEGREES 04 MINUTES 45 SECONDS WEST 14.07 FEET TO A POINT, SAID POINT BEING IN THE CENTER OF THE 12 FOOT WIDE INGRESS AND EGRESS EASEMENT, SAID POINT ALSO BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE ALONG SAID CENTER OF SAID INGRESS AND EGRESS EASEMENT THE FOLLOWING NINE COURSES AND DISTANCE:

- 1.) SOUTH 38 DEGREES 55 MINUTES 19 SECONDS WEST 81.03 FEET TO A POINT,
- 2.) SOUTH 44 DEGREES 38 MINUTES 42 SECONDS WEST 33.26 FEET TO A POINT,
- 3.) SOUTH 69 DEGREES 19 MINUTES 50 SECONDS WEST 19.64 FEET TO A POINT,
- 4.) NORTH 76 DEGREES 37 MINUTES 31 SECONDS WEST 19.86 FEET TO A POINT,
- 5.) NORTH 43 DEGREES 52 MINUTES 49 SECONDS WEST 21.09 FEET TO A POINT,
- 6.) NORTH 28 DEGREES 03 MINUTES 00 SECONDS WEST 160.33 FEET TO A POINT,
- 7.) NORTH 23 DEGREES 32 MINUTES 41 SECONDS WEST 122.70 FEET TO A POINT,
- 8.) NORTH 52 DEGREES 06 MINUTES 16 SECONDS WEST 116.47 FEET TO A POINT,
- 9.) NORTH 34 DEGREES 23 MINUTES 00 SECONDS WEST 178.88 FEET TO A POINT, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF STATE ROUTE 60, SAID POINT BEING THE TERMINUS OF THIS EASEMENT.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

THE BEARINGS ARE BASED ON THE NORTH LINE OF THE TRACT 1 SURVEY FOR BRUNER LAND COMPANY COMPLETED BY R. W. CLAUS (PS 6456) AND DATED 06-23-90.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 25<sup>th</sup> DAY OF OCTOBER 2000.

MICHAEL D. NICCOLS  
REGISTERED SURVEYOR 6923

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

Telephone (614) 453-4850  
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OFFICE COPY  
NOT RECORDABLE

J. QUINN

VOLUME 1135, PAGE 991

AUDITOR'S PARCEL NUMBER 06-06-01-05-19-001 (PART)-4.312 +/- ACRES

AUDITOR'S PARCEL NUMBER 06-06-01-05-19-004 (ALL)-0.866 +/- ACRES

BEING A PART OF TRACT 1 (20.002 MORE OR LESS ACRES) AND A PART OF TRACT 2 (20.037 MORE OR LESS ACRES) OF A BRUNER LAND COMPANY SURVEY SITUATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5; THENCE WITH THE EAST LINE OF SAID SECTION 5, NORTH 00 DEGREES 32 MINUTES 48 SECONDS WEST 478.40 FEET (DEED) TO A POINT AT THE NORTHEAST CORNER OF A 121.65 ACRE TRACT CONVEYED TO DELMAR TYSINGER BY DEED RECORDED IN VOLUME 881, PAGE 172 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE WITH THE NORTH LINE OF THE SAID TYSINGER TRACT, NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 1776.11 FEET (DEED) TO A POINT, SAID POINT BEING IN THE EAST LINE OF SAID TRACT 1;

THENCE WITH THE EAST LINE OF THE ABOVE SAID TRACT 1, NORTH 01 DEGREES 54 MINUTES 26 SECONDS WEST 587.62 FEET (DEED) TO A POINT, SAID POINT BEING THE NORTH EAST CORNER OF SAID TRACT 1;

THENCE WITH THE NORTH LINE OF THE SAID TRACT 1, NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 1075.51 FEET TO AN EXISTING IRON PIN, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH SAID NORTH LINE, NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 200.39 FEET TO AN EXISTING IRON PIN;

THENCE LEAVING SAID NORTH LINE, SOUTH 24 DEGREES 06 MINUTES 44 SECONDS WEST 70.57 FEET TO AN EXISTING IRON PIN;

THENCE SOUTH 10 DEGREES 40 MINUTES 13 SECONDS EAST 71.97 FEET TO AN EXISTING IRON PIN;

THENCE SOUTH 75 DEGREES 17 MINUTES 56 SECONDS WEST 212.91 FEET TO AN EXISTING IRON PIN ON THE EAST RIGHT-OF-WAY OF STATE ROUTE 60;

THENCE ALONG THE EAST RIGHT-OF-WAY OF SAID STATE ROUTE 60, NORTH 14 DEGREES 45 MINUTES 50 SECONDS WEST 520.38 FEET TO AN EXISTING CONCRETE HIGHWAY MONUMENT, PASSING AN EXISTING IRON PIN AT 195.79 FEET;

THENCE WITH SAID RIGHT-OF-WAY, SOUTH 75 DEGREES 14 MINUTES 11 SECONDS WEST 10.00 FEET TO AN EXISTING IRON PIN;

THENCE WITH SAID RIGHT-OF-WAY, NORTH 14 DEGREES 45 MINUTES 50 SECONDS WEST 260.28 FEET TO AN EXISTING IRON PIN, SAID IRON PIN BEING IN THE NORTH LINE OF SAID TRACT 2;

THENCE LEAVING SAID RIGHT-OF-WAY AND WITH THE SAID NORTH LINE OF TRACT 2, SOUTH 88 DEGREES 26 MINUTES 14 SECONDS EAST 310.81 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID NORTH LINE, SOUTH 18 DEGREES 04 MINUTES 45 SECONDS EAST 519.84 FEET TO AN IRON PIN SET;

THENCE SOUTH 89 DEGREES 57 MINUTES 57 SECONDS EAST 158.46 FEET TO AN IRON PIN SET;

THENCE SOUTH 00 DEGREES 02 MINUTES 03 SECONDS WEST 60.55 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.178 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

6504 South River Rd. 06-01-05-19-001

# SURVEY FOR JERRY QUINN

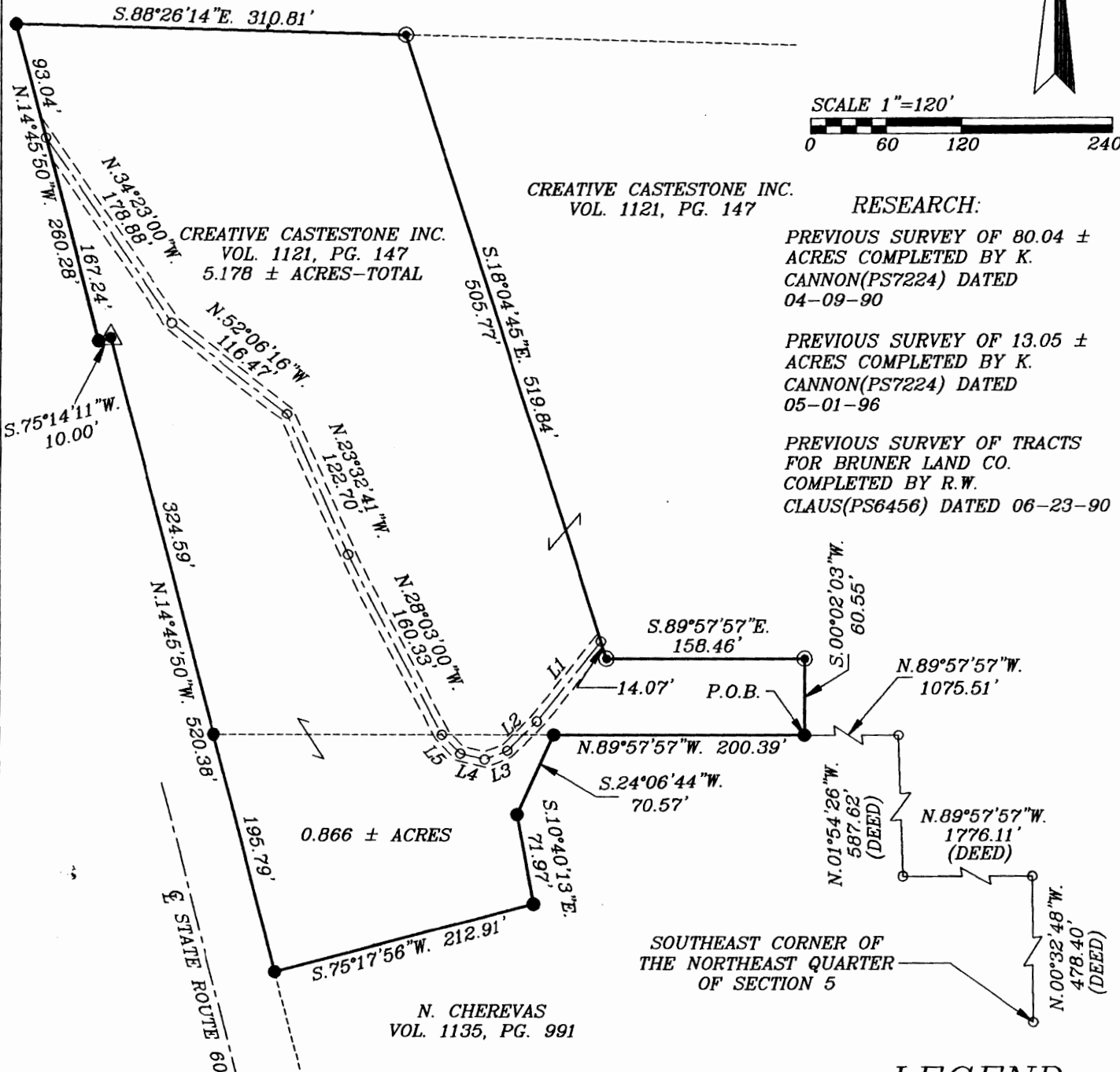
AUDITORS PARCEL NUMBER

6504 S. River Rd. — 06-06-01-05-19-001 (PART) — 4.312 ± ACRES  
Not Listed — 06-06-01-05-19-004 (ALL) — 0.866 ± ACRES

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE NORTH LINE OF TRACT 1 OF A SURVEY FOR BRUNER LAND COMPANY COMPLETED BY R.W. CLAUS(PS6456) DATED 06-23-90.

T. & R. FRALEY  
VOL. 904, PG. 193



## LEGEND

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

### LINE CHART

SYMBOL	BEARING	LENGTH
L1	S.38°55'19"W.	81.03'
L2	S.44°38'42"W.	33.26'
L3	S.69°19'50"W.	19.64'
L4	N.76°37'31"W.	19.86'
L5	N.43°52'49"W.	21.09'

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY A.L. Swinehart  
11-6-2000 KB

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECTLY PREPARED BY ME,  
THIS 25th DAY OF OCTOBER, 2000.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(740) 453-4850

DRAWN BY: JJB	DATE: 10-25-00
SCALE: 1"=120'	CHECKED BY: MDN
JOB NO: 4597	DRAWING NO: D:\4235\4235

# W. J. Biedenbach & Associates

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Zanesville, OH 43701

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J. QUINN

VOLUME 1135, PAGE 991

AUDITORS PARCEL NUMBER 06-06-01-05-19-001 (PART)

BEING A PART OF TRACT 1 (20.037 MORE OR LESS ACRES) OF A BRUNER LAND COMPANY SURVEY SITUATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5; **THENCE** WITH THE EAST LINE OF SAID SECTION 5, NORTH 00 DEGREES 32 MINUTES 48 SECONDS WEST 478.40 FEET (DEED) TO A POINT AT THE NORTHEAST CORNER OF A 121.65 ACRE TRACT CONVEYED TO DELMAR TYSINGER BY DEED RECORDED IN VOLUME 881, PAGE 172 OF THE MUSKINGUM COUNTY DEED RECORDS;

**THENCE** WITH THE NORTH LINE OF THE SAID TYSINGER TRACT, NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 1776.11 FEET (DEED) TO A POINT;

**THENCE** WITH THE EAST LINE OF THE ABOVE SAID TRACT 1, NORTH 01 DEGREES 54 MINUTES 26 SECONDS WEST 587.62 FEET (DEED) TO A POINT;

**THENCE** WITH THE NORTH LINE OF THE SAID TRACT 1, NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 1275.90 FEET TO AN IRON PIN SET. SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING AN IRON PIN SET AT 1075.51;

**THENCE** CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 271.33 FEET TO AN IRON PIN SET ON THE EAST RIGHT-OF-WAY OF STATE ROUTE 60;

**THENCE** ALONG THE EAST RIGHT-OF-WAY OF SAID STATE ROUTE 60 NORTH 14 DEGREES 45 MINUTES 50 SECONDS WEST 324.59 FEET TO EXISTING CONCRETE MONUMENT;

**THENCE** CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 75 DEGREES 14 MINUTES 11 SECONDS WEST 10.00 FEET TO AN EXISTING IRON PIN(5/8 INCH REBAR);

**THENCE** CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 14 DEGREES 45 MINUTES 50 SECONDS WEST 260.28 FEET TO AN EXISTING IRON PIN;

**THENCE** LEAVING THE SAID RIGHT-OF-WAY AND TRAVERSING THROUGH THE LAND OF J. QUINN DEED VOLUME 1121, PAGE 147 OF THE MUSKINGUM COUNTY DEED RECORDS THE NEXT THREE COURSES AND DISTANCES;

- 1) SOUTH 88 DEGREES 26 MINUTES 14 SECONDS EAST 310.81 FEET TO AN IRON PIN SET,
- 2) SOUTH 01 DEGREES 14 MINUTES 35 SECONDS EAST 206.71 FEET TO AN IRON PIN SET,
- 3) SOUTH 12 DEGREES 21 MINUTES 25 SECONDS EAST 317.02 FEET TO AN IRON PIN SET;

**THENCE** SOUTH 50 DEGREES 48 MINUTES 00 SECONDS EAST 60.69 FEET TO PLACE OF BEGINNING.

CONTAINING 3.320 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

THE BEARINGS ARE BASED ON THE NORTH LINE OF THE ABOVE SAID TRACT 1. TRACT 1 SURVEY FOR BRUNER LAND COMPANY COMPLETED BY R. W. CLAUS (PS 6456) AND DATED 06-23-90.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 10<sup>th</sup> DAY OF DECEMBER, 1997.

W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

# W. J. Biedenbach & Associates

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**THENCE WITH THE NORTH LINE OF THE SAID TYSINGER TRACT, NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 1776.11 FEET (DEED) TO A POINT;**

**THENCE WITH THE EAST LINE OF THE ABOVE SAID TRACT 1, NORTH 01 DEGREES 54 MINUTES 26 SECONDS WEST 587.62 FEET (DEED) TO A POINT;**

**THENCE WITH THE NORTH LINE OF THE SAID TRACT 1, NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 1275.90 FEET TO AN EXISTING IRON PIN, PASSING AN IRON PIN SET AT 1075.51;**

**THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 24.02 FEET TO A POINT SAID POINT BEING THE PLACE OF BEGINNING OF THE INGRESS AND EGRESS EASEMENT HEREIN INTENDED TO BE DESCRIBED, ALSO SAID POINT BEING THE CENTER OF 12' SAID INGRESS AND EGRESS EASEMENT HEREIN BEING DESCRIBED;**

**THENCE ALONG SAID CENTER OF SAID INGRESS AND EGRESS EASEMENT N. 44 DEGREES 38 MINUTES 42 SECONDS EAST 15.24 FEET TO ITS TERMINATION;**

## **SUBJECT TO AN INGRESS AND EGRESS EASEMENT No. 2**

BEING A PART OF TRACT 1 (20.037 MORE OR LESS ACRES) OF A BRUNER LAND COMPANY SURVEY SITUATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5; THENCE WITH THE EAST LINE OF SAID SECTION 5, NORTH 00 DEGREES 32 MINUTES 48 SECONDS WEST 478.40 FEET (DEED) TO A POINT AT THE NORTHEAST CORNER OF A 121.65 ACRE TRACT CONVEYED TO DELMAR TYSINGER BY DEED RECORDED IN VOLUME 881, PAGE 172 OF THE MUSKINGUM COUNTY DEED RECORDS;**

**THENCE WITH THE NORTH LINE OF THE SAID TYSINGER TRACT, NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 1776.11 FEET (DEED) TO A POINT;**

**THENCE WITH THE EAST LINE OF THE ABOVE SAID TRACT 1, NORTH 01 DEGREES 54 MINUTES 26 SECONDS WEST 587.62 FEET (DEED) TO A POINT;**

**THENCE WITH THE NORTH LINE OF THE SAID TRACT 1, NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 1275.90 FEET TO AN EXISTING IRON PIN, PASSING AN IRON PIN SET AT 1075.51;**

**THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 89.00 FEET TO A POINT SAID POINT BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED, ALSO SAID POINT BEING THE CENTER OF 12' INGRESS AND EGRESS EASEMENT HEREIN BEING DESCRIBED;**

**THENCE WITH THE CENTER OF SAID 12 INGRESS AND EGRESS EASEMENT NORTH 28 DEGREES 03 MINUTES 00 SECONDS WEST 160.33 FEET TO A POINT;**

**THENCE CONTINUING WITH SAID EASEMENT, NORTH 23 DEGREES 32 MINUTES 41 SECONDS WEST 122.70 FEET TO A POINT;**

**THENCE CONTINUING WITH SAID EASEMENT NORTH 52 DEGREES 06 MINUTES 16 SECONDS WEST 116.47 FEET TO A POINT;**

**THENCE CONTINUING WITH SAID EASEMENT NORTH 34 DEGREES 23 MINUTES 00 WEST 178.88 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE ROUTE 60 AND THE TERMINATION OF SAID INGRESS AND EGRESS EASEMENT.**

**ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).**

THE BEARINGS ARE BASED ON THE NORTH LINE OF THE ABOVE SAID TRACT 1. TRACT 1 SURVEY FOR BRUNER LAND COMPANY COMPLETED BY R. W. CLAUS (PS 6456) AND DATED

# SURVEY FOR JERRY QUINN

AUDITORS PARCEL NUMBER  
06-06-01-05-19-001 (PART)

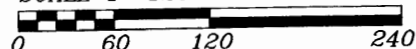
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 12,  
RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER,  
BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO

BEARINGS ARE BASED ON THE NORTH LINE OF TRACT 1 OF A SURVEY FOR  
BRUNER LAND COMPANY COMPLETED BY R.W. CLAUS(PS6456) DATED 06-23-90

## LINE DATA

No.	BEARING	DISTANCE
1	S.50°48'00"E.	43.52'
2	S.50°48'00"E.	17.17'
3	N.89°57'57"W.	24.02'
4	N.44°38'42"E.	15.24'

SCALE 1"=120'



## RESEARCH:

PREVIOUS SURVEY OF 80.04 ±  
ACRES COMPLETED BY K.  
CANNON(PS7224) DATED  
04-09-90

PREVIOUS SURVEY OF 13.05 ±  
ACRES COMPLETED BY K.  
CANNON(PS7224) DATED  
05-01-96

PREVIOUS SURVEY OF TRACTS  
FOR BRUNER LAND CO.  
COMPLETED BY R.W.  
CLAUS(PS6456) DATED  
06-23-90

