

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

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

## N. CHEREVAS AUDITORS PARCEL NUMBER 06-06-01-05-19-002 (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 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 BRUNER LAND COMPANY 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 1214.17 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** LEAVING THE SAID NORTH LINE AND TRAVERSING THROUGH THE N. CHEREVAS TRACT (VOLUME 1135, PAGE 991) THE NEXT THREE COURSES AND DISTANCES:

- 1) SOUTH 19 DEGREES 41 MINUTES 06 SECONDS EAST 166.66 FEET TO AN IRON PIN SET;
- 2) SOUTH 06 DEGREES 43 MINUTES 47 SECONDS WEST 272.41 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 130.20 FEET;
- 3) SOUTH 71 DEGREES 07 MINUTES 00 SECONDS WEST 247.15 FEET TO AN IRON PIN SET ON THE EAST LINE OF STATE ROUTE 60 (SOUTH RIVER ROAD);

**THENCE** WITH THE SAID EAST RIGHT-OF-WAY THE NEXT THREE COURSES AND DISTANCES:

- 1) NORTH 14 DEGREES 45 MINUTES 50 SECONDS WEST 147.42 FEET TO AN EXISTING CONCRETE MONUMENT;
- 2) NORTH 75 DEGREES 14 MINUTES 11 SECONDS EAST 10.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 3) NORTH 14 DEGREES 45 MINUTES 50 SECONDS WEST 179.12 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

**THENCE** LEAVING THE SAID RIGHT-OF-WAY LINE AND WITH THE SOUTH AND EAST LINES OF A 0.866 MORE OR LESS ACRE TRACT THE NEXT THREE COURSES AND DISTANCES:

- 1) NORTH 75 DEGREES 17 MINUTES 55 SECONDS EAST 212.91 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
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- 3) NORTH 24 DEGREES 06 MINUTES 44 SECONDS EAST 70.57 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

**THENCE** WITH THE NORTH LINE OF TRACT 1, SOUTH 89 DEGREES 57 MINUTES 57 SECONDS EAST 61.73 FEET TO THE PLACE OF BEGINNING.

**CONTAINING** 2.450 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY A.L. Swinehart  
4-20-99 KB

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- 3) SOUTH 71 DEGREES 07 MINUTES 00 SECONDS WEST 201.51 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

**THENCE CONTINUING THROUGH THE SAID CHEREVAS TRACT THE NEXT NINE COURSES AND DISTANCES:**

- 1) SOUTH 23 DEGREES 57 MINUTES 49 SECONDS EAST 78.27 FEET TO A POINT;
- 2) SOUTH 67 DEGREES 35 MINUTES 54 SECONDS WEST 10.86 FEET TO A POINT;
- 3) SOUTH 74 DEGREES 20 MINUTES 26 SECONDS WEST 20.86 FEET TO A POINT;
- 4) SOUTH 86 DEGREES 42 MINUTES 35 SECONDS WEST 26.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROUTE 60 (SOUTH RIVER ROAD);
- 5) WITH THE SAID RIGHT-OF-WAY LINE, NORTH 14 DEGREES 45 MINUTES 50 SECONDS WEST 20.41 FEET TO A POINT;
- 6) LEAVING THE SAID RIGHT-OF-WAY LINE, NORTH 86 DEGREES 42 MINUTES 35 SECONDS EAST 28.84 FEET TO A POINT,
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- 8) NORTH 23 DEGREES 57 MINUTES 49 SECONDS WEST 58.20 FEET TO A POINT;
- 9) NORTH 71 DEGREES 07 MINUTES 00 SECONDS EAST 20.08 FEET TO THE PLACE OF BEGINNING.

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 TRACT 1 OF A 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 19<sup>TH</sup> DAY OF MARCH 1999.

W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

3120 Lisa Lane  
Zanesville, OH 43701

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N. CHEREVAS

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W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

SOUTHEAST CORNER OF THE  
NORTHEAST QUARTER OF  
SECTION 5

# SURVEY FOR PETE CHEREVAS

AUDITORS PARCEL NUMBER

06-06-01-05-19-002 (PART)

007

N.01°54'28"W.  
587.62' (DEED)

N.89°57'57"W.  
1776.11' (DEED)

N.00°32'48"W. 478.40' (DEED)

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

No.	BEARING	DISTANCE
1	S.74°20'26"W.	20.86'
2	S.86°42'35"W.	26.95'
3	N.14°45'50"W.	20.41'
4	N.86°42'35"E.	28.84'
5	N.74°20'26"E.	6.54'
6	N.23°57'49"W.	58.20'
7	N.71°07'00"E.	20.08'
8	S.23°57'49"E.	78.27'
9	S.67°35'54"W.	10.86'

## 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  
05-01-90

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

## LEGEND

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



SCALE 1"=100'

0 50 100 200

N. CHEREVAS  
VOL. 1135, PG. 991

P.O.B. TRACT

S.89°57'57"E.  
61.73'

S.19°41'06"E. 166.66'

S.06°43'47"W. 272.41'

142.21'

N. CHEREVAS  
VOL. 1135, PG. 991  
2.450 ± ACRES

A. QUINN  
0.888 ± ACRES

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
7-20-99

RIGHT-OF-WAY

STATE ROUTE 80  
(SOUTH RIVER ROAD)

20' WIDE INGRESS  
AND EGRESS EASEMENT

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME.  
THIS 19th DAY OF MARCH, 1999.

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

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

DRAWN BY:  
AJS

DATE:  
03-19-99

SCALE:  
1"=100'

CHECKED BY:  
WJB

JOB NO:  
4409

DRAWING NO:  
D:\4409\4409