

3010 East Pike
Zanesville, OH 43701

Biedenbach Engineering, Inc.

Civil Engineering and Land Surveying

OFFICE COPY
NOT RECORDABLE

Telephone (740) 453-4850
Fax (740) 450-1000
E-mail biedenbach@ee.net

**R. AND C. WILSON
AUDITORS PARCEL NUMBER
06-06-30-12-06-000 (PART)**

BEING A PART OF THE EAST HALF OF SECTION 12, 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 AN EXISTING STONE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12;

THENCE SOUTH 01 DEGREES 03 MINUTES 05 SECONDS EAST 92.55 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO R. AND C. WILSON (VOLUME 1064, PAGE 408);

THENCE WITH THE NORTH LINE OF SAID WILSON TRACT THE FOLLOWING FOUR COURSES AND DISTANCES;

- 1) NORTH 38 DEGREES 38 MINUTES 34 SECONDS EAST 141.09 FEET TO AN EXISTING IRON PIN;
- 2) NORTH 58 DEGREES 12 MINUTES 17 SECONDS EAST 101.70 FEET TO AN EXISTING IRON PIN;
- 3) NORTH 77 DEGREES 16 MINUTES 54 SECONDS EAST 759.92 FEET TO AN EXISTING IRON PIN;
- 4) NORTH 43 DEGREES 14 MINUTES 24 SECONDS EAST, PASSING AN EXISTING IRON PIN AT 140.11 FEET, A TOTAL DISTANCE OF 163.55 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 79 (WION RIDGE ROAD), SAID POINT BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE CENTER OF SAID COUNTY ROAD THE FOLLOWING FOUR COURSES AND DISTANCES;

- 1) NORTH 21 DEGREES 03 MINUTES 24 SECONDS WEST 81.17 FEET TO A POINT;
- 2) NORTH 26 DEGREES 31 MINUTES 06 SECONDS WEST 54.21 FEET TO A POINT;
- 3) NORTH 34 DEGREES 07 MINUTES 52 SECONDS WEST 54.24 FEET TO A POINT;
- 4) NORTH 39 DEGREES 51 MINUTES 50 SECONDS WEST 21.49 FEET TO A POINT;

THENCE LEAVING SAID ROAD AND WITH THE SOUTH LINE OF A TRACT CONVEYED TO M. R. MITCHELL (VOLUME 776, PAGE 66), NORTH 82 DEGREES 18 MINUTES 43 SECONDS EAST, PASSING AN EXISTING IRON PIN AT 28.79 FEET, A TOTAL DISTANCE OF 264.66 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 82 DEGREES 18 MINUTES 43 SECONDS WEST 64.98 FEET FROM AN EXISTING IRON PIN;

THENCE LEAVING THE SOUTH LINE OF SAID MITCHELL TRACT AND TRAVERSING INTO A TRACT CONVEYED TO R. AND C. WILSON (VOLUME 1064, PAGE 408), SOUTH 15 DEGREES 49 MINUTES 34 SECONDS EAST 624.75 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH SAID WILSON TRACT, SOUTH 47 DEGREES 47 MINUTES 31 SECONDS WEST 125.08 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 79 (WION RIDGE ROAD), PASSING AN IRON PIN SET AT 88.90 FEET;

THENCE WITH THE CENTER OF SAID COUNTY ROAD THE FOLLOWING TEN COURSES AND DISTANCES;

- 1) NORTH 14 DEGREES 00 MINUTES 51 SECONDS WEST 17.23 FEET TO A POINT;
- 2) NORTH 19 DEGREES 46 MINUTES 21 SECONDS WEST 50.55 FEET TO A POINT;
- 3) NORTH 25 DEGREES 54 MINUTES 49 SECONDS WEST 65.11 FEET TO A POINT;
- 4) NORTH 27 DEGREES 08 MINUTES 43 SECONDS WEST 101.77 FEET TO A POINT;
- 5) NORTH 26 DEGREES 51 MINUTES 59 SECONDS WEST 54.05 FEET TO A POINT;
- 6) NORTH 26 DEGREES 51 MINUTES 59 SECONDS WEST 12.94 FEET TO A POINT;
- 7) NORTH 37 DEGREES 13 MINUTES 30 SECONDS WEST 13.84 FEET TO A POINT;
- 8) NORTH 37 DEGREES 13 MINUTES 30 SECONDS WEST 98.45 FEET TO A POINT;
- 9) NORTH 31 DEGREES 05 MINUTES 42 SECONDS WEST 48.22 FEET TO A POINT;
- 10) NORTH 21 DEGREES 03 MINUTES 24 SECONDS WEST 64.47 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 2.783 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 79 (WION RIDGE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

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ALSO BEING SUBJECT TO THE FOLLOWING 25 FOOT WIDE INGRESS AND EGRESS EASEMENT

BEING A PART OF THE EAST HALF OF SECTION 12, 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 AN EXISTING STONE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12;

THENCE SOUTH 01 DEGREES 03 MINUTES 05 SECONDS EAST 92.55 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO R. AND C. WILSON (VOLUME 1064, PAGE 408);

THENCE WITH THE NORTH LINE OF SAID WILSON TRACT THE FOLLOWING FOUR COURSES AND DISTANCES;

- 1) NORTH 38 DEGREES 38 MINUTES 34 SECONDS EAST 141.09 FEET TO AN EXISTING IRON PIN;
- 2) NORTH 58 DEGREES 12 MINUTES 17 SECONDS EAST 101.70 FEET TO AN EXISTING IRON PIN;
- 3) NORTH 77 DEGREES 16 MINUTES 54 SECONDS EAST 759.92 FEET TO AN EXISTING IRON PIN;
- 4) NORTH 43 DEGREES 14 MINUTES 24 SECONDS EAST, PASSING AN EXISTING IRON PIN AT 140.11 FEET, A TOTAL DISTANCE OF 163.55 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 79 (WION RIDGE ROAD);

THENCE WITH THE CENTER OF SAID COUNTY ROAD THE FOLLOWING THREE COURSES AND DISTANCES;

- 1) SOUTH 21 DEGREES 03 MINUTES 24 SECONDS EAST 64.47 FEET TO A POINT;
- 2) SOUTH 31 DEGREES 05 MINUTES 42 SECONDS EAST 48.22 FEET TO A POINT;
- 3) SOUTH 37 DEGREES 13 MINUTES 30 SECONDS EAST 98.45 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE LEAVING THE CENTER OF SAID COUNTY ROAD AND TRAVERSING INTO A TRACT CONVEYED TO R. AND C. WILSON (VOLUME 1064, PAGE 408) THE FOLLOWING THREE COURSES AND DISTANCES;

- 1) NORTH 78 DEGREES 09 MINUTES 26 SECONDS EAST 164.64 FEET TO A POINT;
- 2) SOUTH 15 DEGREES 49 MINUTES 34 SECONDS EAST 25.06 FEET TO A POINT;
- 3) SOUTH 78 DEGREES 09 MINUTES 26 SECONDS WEST 157.10 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 79 (WION RIDGE ROAD);

THENCE WITH THE CENTER OF SAID COUNTY ROAD THE FOLLOWING TWO COURSES AND DISTANCES;

- 1) NORTH 26 DEGREES 51 MINUTES 59 SECONDS WEST 12.94 FEET TO A POINT;
- 2) NORTH 37 DEGREES 13 MINUTES 30 SECONDS WEST 13.84 FEET TO THE PLACE OF BEGINNING.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-PS6923).

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 121.247 MORE OR LESS ACRES IN SECTION 7 OF MEIGS TOWNSHIP AS SURVEYED FOR R. WILSON BY W. J. BIEDENBACH AND ASSOCIATES, REGISTERED SURVEYOR 5718 AND DATED MARCH 12, 1991.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 22ND DAY OF MARCH 2004.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*

3-29-2004

Parcel # 06-30-12-06-000
7470 Wion R.Dge

SURVEY FOR JENNIFER WILSON

AUDITORS PARCEL NUMBER
06-06-30-12-06-000 (PART)

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 121.247 MORE OR LESS ACRES IN SECTION 7 OF MEIGS TOWNSHIP AS SURVEYED FOR R. WILSON BY W. J. BIEDENBACH AND ASSOCIATES, REGISTERED SURVEYOR 5718 AND DATED MARCH 12, 1991.

LEGEND

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

SCALE 1"=200'

0 100 200 400

RESEARCH:

VOL. 626, PG. 92
VOL. 776, PG. 66
VOL. 936, PG. 263
VOL. 996, PG. 53
PREVIOUS SURVEY OF
121.247 ± ACRES
U.S.G.S. (RURALDALE QUAD)
MUSKINGUM CO. TAX MAP

NORTHWEST CORNER OF
THE SOUTHEAST QUARTER
OF SECTION 12

S.01°03'05"E.
92.55'
N.38°38'34"E.
141.09'
N.58°12'17"E.
101.70'

N.77°16'54"E. 759.92'

LINE DATA

No.	BEARING	DISTANCE
1	N.14°00'51"W.	17.23'
2	N.19°46'21"W.	50.55'
3	N.25°54'49"W.	65.11'
4	N.27°08'43"W.	101.77'
5	N.26°51'59"W.	54.05'
6	N.26°51'59"W.	12.94'
7	N.37°13'30"W.	13.84'
8	N.37°13'30"W.	98.45'
9	N.31°05'42"W.	48.22'
10	N.21°03'24"W.	64.47'
11	N.21°03'24"W.	81.17'
12	N.26°31'06"W.	54.21'
13	N.34°07'52"W.	54.24'
14	N.39°51'50"W.	21.49'
15	N.78°09'26"E.	164.64'
16	S.78°09'26"W.	157.10'

Lot Split
Approved

By

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

3-29-2004

I HEREBY CERTIFY THE ACCURACY OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 22nd DAY OF MARCH, 2004.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

M. R. MITCHELL
VOL. 776, PG. 66

OCCUPIED LINE SURVEYED
BY W. J. BIEDENBACH
(PS#5718), DATED 04/20/92

N.82°18'43"E.
264.66'
28.79' 235.87'
R. & C. WILSON
VOL. 1064, PG. 408
2.783 ± ACRES

OLD DEED LINE

25' INGRESS AND
EGRESS EASEMENT

R. & C. WILSON
VOL. 1064, PG. 408

S.15°49'34"E. 624.75'
381.59' 25.06'
218.10'
36.18'
88.90'
S.47°47'31"W.
125.08'

BIEDENBACH ENGINEERING, INC.
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY:
AJS

DATE:
03-22-04

SCALE:
1"=200'

CHECKED BY:
MDN

JOB NO:
5050

DRAWING NO:
D:\5050\5050