

**SURVEY FOR RON KELLY  
AUDITORS PARCEL NUMBER  
06-06-50-16-04-000 (ALL)**

BEING THE TRACT CONVEYED TO DANIEL R. KELLY, RUTH A. TAYLOR, RONALD D. KELLY, MARY F. TYSINGER, BARBARA J. SWARTZ AND PATRICIA E. WOODWARD IN DEED VOLUME 1136, PAGE 922, OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN SECTION 16, 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:

**BEGINNING** AT AN EXISTING STONE AT THE NORTHWEST CORNER OF SECTION 16;

**THENCE** WITH THE NORTH LINE OF THE SAID SECTION, NORTH 86 DEGREES 55 MINUTES 05 SECONDS EAST 1321.60 FEET TO AN EXISTING STONE;

**THENCE** LEAVING THE SAID NORTH LINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO R. D. AND D. KELLY (DEED VOLUME 1131, PAGE 76), SOUTH 03 DEGREES 05 MINUTES 47 SECONDS EAST, PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 358.27 FEET, 821.94 FEET, 1186.51 FEET, 1952.69 FEET, AND 2572.14 FEET, A TOTAL DISTANCE OF 2937.03 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTHERLY LINE OF A TRACT CONVEYED TO W. F. DAVIS (O. R. VOLUME 2338, PAGE 302);

**THENCE** WITH THE SAID NORTHERLY LINE OF THE SAID DAVIS TRACT, SOUTH 68 DEGREES 19 MINUTES 20 SECONDS WEST 327.43 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 227 (SHAVER ROAD), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 310.70 FEET;

**THENCE** WITH THE CENTER OF SAID ROAD THE NEXT TWO COURSES AND DISTANCES:

1. NORTH 42 DEGREES 24 MINUTES 35 SECONDS WEST 77.92 FEET TO A POINT,
2. NORTH 72 DEGREES 40 MINUTES 23 SECONDS WEST 74.81 FEET TO A POINT,

**THENCE** LEAVING THE SAID ROAD AND WITH THE LINES OF THE 4.597 ACRE TRACT CONVEYED TO S.R. AND B. J. SWARTZ (DEED VOLUME 795, PAGE 175 THE NEXT TWO COURSES AND DISTANCES:

1. NORTH 12 DEGREES 21 MINUTES 49 SECONDS EAST 274.13 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE), PASSING AN IRON PIN RESET AT 22.00 FEET,
2. NORTH 55 DEGREES 56 MINUTES 11 SECONDS WEST 522.54 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE),

**THENCE** WITH THE LINES OF THE 1.620 ACRE TRACT CONVEYED TO S. R. AND B. J. SWARTZ (DEED VOLUME 896, PAGE 33) THE NEXT 5 COURSES AND DISTANCES:

1. NORTH 01 DEGREES 09 MINUTES 40 SECONDS EAST 143.53 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);
2. NORTH 64 DEGREES 56 MINUTES 56 SECONDS WEST 161.09 FEET TO A POINT IN A CREEK, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 151.09 FEET,
3. SOUTH 50 DEGREES 54 MINUTES 13 SECONDS WEST 140.05 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) IN THE SAID CREEK,
4. SOUTH 09 DEGREES 27 MINUTES 39 SECONDS EAST 108.03 FEET TO A POINT IN THE SAID CREEK, SAID POINT BEING SOUTH 61 DEGREES 36 MINUTES 08 SECONDS WEST 9.59 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE),
5. WITH THE APPROXIMATE CENTER OF SAID CREEK, SOUTH 33 DEGREES 54 MINUTES 18 SECONDS WEST 170.75 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID TOWNSHIP ROAD, SAID POINT BEING SOUTH 42 DEGREES 22 MINUTES 23 SECONDS WEST 16.66 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE-DISTURBED);

**THENCE** CONTINUING WITH THE CENTER OF SAID ROAD THE NEXT TWO COURSES AND DISTANCES:

1. NORTH 75 DEGREES 31 MINUTES 38 SECONDS WEST 156.93 FEET TO A POINT,
2. NORTH 67 DEGREES 40 MINUTES 46 SECONDS WEST 85.60 FEET TO A POINT,

**THENCE** LEAVING THE SAID ROAD AND WITH THE WEST LINE OF SECTION 16 (ALSO THE EAST LINE OF TRACTS CONVEYED TO V. M. FETTY (DEED VOLUME 1037, PAGE 339), R. J. AND D. K. ONEIL (DEED VOLUME 1110, PAGE 593), F. J. PENNYBAKER (O. R. VOLUME 1871, PAGE 942) AND J. J. RICHARDSON AND C. A. SCHAEFER (O.R. VOLUME 1581, PAGE 779)), NORTH 02 DEGREES 39 MINUTES 11 SECONDS WEST, PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 30.43 FEET, 926.52 FEET, 1022.38 FEET, 1169.63 FEET AND 1434.77 FEET, A TOTAL DISTANCE OF 1712.13 FEET TO AN EXISTING IRON PIN (AXLE);

# Biedenbach Surveying, Inc.

3010 East Pike  
Zanesville, OH 43701

Surveying and Mapping

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

THENCE CONTINUING WITH THE SAID SECTION LINE (ALSO THE EAST LINE OF A TRACT CONVEYED TO M. D. LINCICOME AND T. L. HOMMAN (DEED VOLUME 1120, PAGE 17)), NORTH 03 DEGREES 02 MINUTES 00 SECONDS WEST 686.20 FEET TO THE PLACE OF BEGINNING.

CONTAINING 78.600 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 227 (SHAVER ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE WEST LINE OF THE PREVIOUS SURVEY OF 300.021 MORE OR LESS ACRES COMPLETED JANUARY 25, 1989 BY W. J. BIEDENBACH PS 5718.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 18<sup>TH</sup> DAY OF AUGUST, 2011, FROM A FIELD SURVEY COMPLETED THE 12<sup>TH</sup> DAY OF AUGUST, 2011.

OFFICE COPY  
NOT RECORDABLE  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923



DATE OF DEED  
8/18/2011

# SURVEY FOR RON KELLY

AUDITORS PARCEL NUMBER  
06-06-50-16-04-000 (ALL)

BEING THE TRACT CONVEYED TO DANIEL R. KELLY, RUTH A. TAYLOR, RONALD D. KELLY, MARY F. TYSINGER, BARBARA J. SWARTZ AND PATRICIA E. WOODWARD IN DEED VOLUME 1136, PAGE 922 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN SECTION 16, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE WEST LINE OF A PREVIOUS SURVEY OF 300.021 MORE OR LESS ACRES COMPLETED JAN. 25, 1989 BY W.J. BIEDENBACH PS5718.

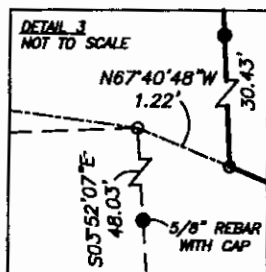
- 1 N42°24'35"W 77.92'
- 2 N72°40'23"W 74.81'
- 3 N12°21'49"E 274.13' TOTAL  
(275.20' DEED)
- 4 N01°09'40"E 143.53'  
(143.11' DEED)
- 5 N64°56'56"W 161.09' TOTAL  
(161.54' DEED)
- 6 S50°54'13"W 140.05'  
(139.94' DEED)
- 7 S09°27'39"E 108.03'  
(108.08' DEED)
- 8 S33°54'18"W 170.75' TOTAL  
(170.77' DEED)
- 9 N75°31'38"W 156.93'
- 10 N67°40'46"W 85.60'

## LEGEND

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

SCALE 1"=400'

0 200 400 800

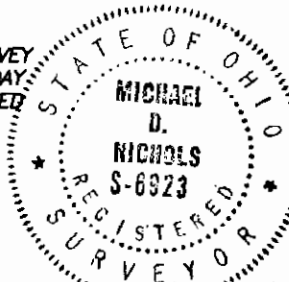


## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 300.021± AC. TRACT  
COMPLETED JAN. 25, 1989 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 5.591± AC. TRACT  
COMPLETED MAY 28, 1999 BY M.D. NICHOLS PS6923  
PREVIOUS SURVEY 7 TRACTS FOR BRUNER LAND CO.  
COMPLETED JAN. 23, 1990 BY R.W. CLAUS PS6456  
PREVIOUS SURVEY A 1.687± AC. TRACT  
COMPLETED FEB., 2004 BY O.E. BINKLEY PS7879  
PREVIOUS SURVEY A 10.00 AC. TRACT  
COMPLETED MAY 28, 2002 BY R.M. GRAVES PS5792  
PREVIOUS SURVEY A 2.593 AC. TRACT  
COMPLETED SEPT., 1989 BY R.M. GRAVES PS5792  
PREVIOUS SURVEY A 1.620± AC. TRACT  
COMPLETED MAY 17, 1983 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY A 4.597± AC. TRACT  
COMPLETED MAY 5, 1978 BY W.J. BIEDENBACH PS5718  
MUSKINGUM COUNTY GIS  
USGS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 18th DAY OF AUGUST, 2011, FROM A FIELD SURVEY COMPLETED THE 12th DAY OF JUNE, 2011.

**NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

BIEDENBACH SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701  
phone: 740-453-4850, fax: 740-450-1000, email: BEI@trahio.com

DRAWN BY: JWJ

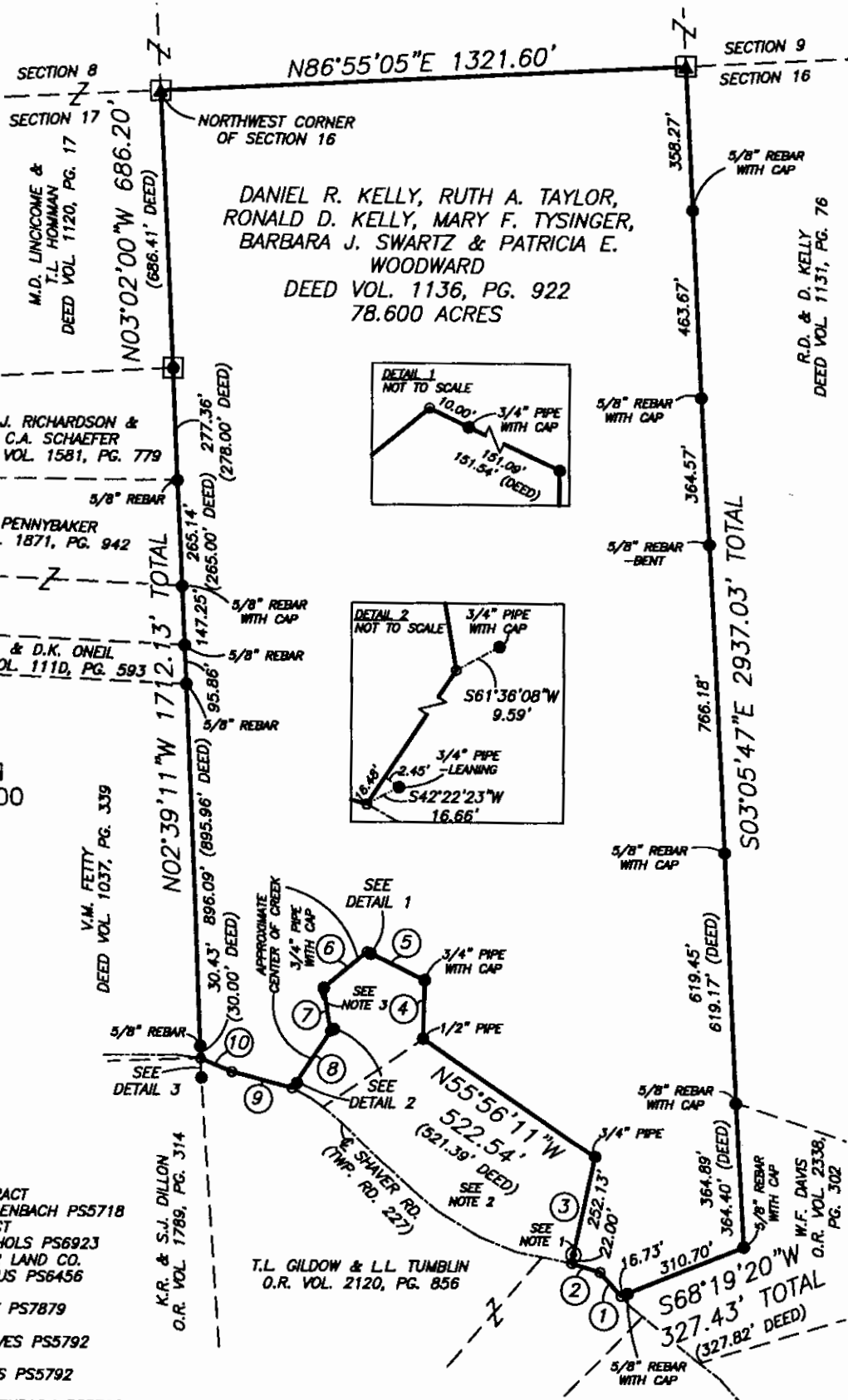
DATE: 08-18-11

SCALE: 1"=400'

CHECKED BY: MDN

JOB NO: 5518

DRAWING NO:  
Z:\5518\5518.dwg



NOTE 1: IRON PIN SET TO REPLACE EXISTING BENT 1/2" PIPE.  
NOTE 2: S.R. & B.J. SWARTZ, VOL. 795, PG. 175  
NOTE 3: S.R. & B.J. SWARTZ, VOL. 896, PG. 33