

**SURVEY FOR ELIZABETH GAY
O.R. VOLUME 2024, PAGE 196
AUDITORS PARCEL NUMBER
06-06-80-28-27-000 (PART)**

BEING A PART OF THE 120 ACRE TRACT CONVEYED TO ELIZABETH GAY BY DEED RECORDED IN O.R. VOLUME 2024, PAGE 196 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21 AND THE NORTH HALF OF SECTION 28, 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 IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28;

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO JON C. FOX (O.R. VOLUME 2098, PAGE 566), NORTH 02 DEGREES 53 MINUTES 41 SECONDS EAST 179.49 FEET TO AN EXISTING IRON PIN (2 INCH PIPE);

THENCE WITH THE SOUTH LINE OF TRACTS CONVEYED TO JON C. FOX AND JAMES C. FOX (O.R. VOLUME 2098, PAGE 566 AND O.R. VOLUME 2098, PAGE 581) THE NEXT FIVE COURSES AND DISTANCES:

1. SOUTH 86 DEGREES 36 MINUTES 13 SECONDS EAST 32.29 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);
2. SOUTH 78 DEGREES 29 MINUTES 39 SECONDS EAST 97.75 FEET TO A POINT, SAID POINT BEING NORTH 14 DEGREES 58 MINUTES 25 SECONDS EAST 12.71 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR-GRAVES);
3. SOUTH 45 DEGREES 04 MINUTES 39 SECONDS EAST 265.65 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-GRAVES);
4. SOUTH 63 DEGREES 36 MINUTES 39 SECONDS EAST 179.30 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-GRAVES);
5. NORTH 55 DEGREES 31 MINUTES 20 SECONDS EAST, A TOTAL DISTANCE OF 131.07 FEET TO A POINT IN THE CENTER OF STATE ROUTE 376 (ROCKVILLE ROAD), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR-GRAVES) AT 100.98 FEET;

THENCE WITH THE SAID CENTERLINE (SOUTH LINE OF A TRACT CONVEYED TO JACK R. FOX (O.R. VOLUME 2098, PAGE 578), SOUTH 28 DEGREES 54 MINUTES 50 SECONDS EAST 210.56 FEET TO A POINT, SAID POINT BEING SOUTH 44 DEGREES 46 MINUTES 11 SECONDS WEST 20.26 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE CONTINUING WITH THE SAID ROAD AND WITH THE SOUTH LINE OF TRACTS CONVEYED TO B. AND R. BLACKSTONE (DEED VOLUME 1135, PAGE 725), T. AND T. MCCLELLAN (O.R. VOLUME 1703, PAGE 658), J. AND T. FOLK (DEED VOLUME 1042, PAGE 579), T. FOLK (O.R. VOLUME 1946, PAGE 548), R. REECE (O.R. VOLUME 1986, PAGE 248 AND R. SHOOK (DEED VOLUME 1093, PAGE 611) THE NEXT SIX COURSES AND DISTANCES:

1. SOUTH 29 DEGREES 44 MINUTES 29 SECONDS EAST 123.82 FEET TO A POINT;
2. SOUTH 38 DEGREES 27 MINUTES 55 SECONDS EAST 109.37 FEET TO A POINT;
3. SOUTH 48 DEGREES 31 MINUTES 28 SECONDS EAST 41.21 FEET TO A POINT, SAID POINT BEING SOUTH 51 DEGREES 50 MINUTES 59 SECONDS WEST 24.34 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);
4. SOUTH 47 DEGREES 58 MINUTES 53 SECONDS EAST 587.12 FEET TO A POINT;
5. SOUTH 65 DEGREES 01 MINUTES 53 SECONDS EAST 157.74 FEET TO A POINT, SAID POINT BEING NORTH 88 DEGREES 23 MINUTES 29 SECONDS EAST 47.51 FEET FROM AN IRON PIN SET;
6. SOUTH 70 DEGREES 07 MINUTES 33 SECONDS EAST 199.64 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING INTO THE ELIZABETH GAY TRACT THE NEXT EIGHT COURSES AND DISTANCES:

1. SOUTH 04 DEGREES 16 MINUTES 07 SECONDS WEST 295.24 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 23.06 FEET;
2. SOUTH 59 DEGREES 45 MINUTES 23 SECONDS EAST 102.44 FEET TO AN IRON PIN SET;
3. SOUTH 35 DEGREES 40 MINUTES 15 SECONDS EAST 261.69 FEET TO AN IRON PIN SET;
4. NORTH 07 DEGREES 26 MINUTES 23 SECONDS EAST 195.28 FEET TO AN IRON PIN SET;
5. NORTH 88 DEGREES 31 MINUTES 31 SECONDS EAST 382.88 FEET TO AN IRON PIN SET;
6. SOUTH 83 DEGREES 58 MINUTES 25 SECONDS EAST 278.35 FEET TO AN IRON PIN SET;
7. SOUTH 76 DEGREES 02 MINUTES 37 SECONDS EAST 144.51 FEET TO AN IRON PIN SET;
8. SOUTH 74 DEGREES 28 MINUTES 32 SECONDS EAST 306.21 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 04 DEGREES 16 MINUTES 07 SECONDS WEST 225.05 FEET FROM AN IRON PIN SET;

THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO M. KAHLER (O.R. VOLUME 2293, PAGE 185) THE NEXT FOUR COURSES AND DISTANCES:

1. SOUTH 04 DEGREES 16 MINUTES 07 SECONDS WEST 219.20 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-CANNON);
2. SOUTH 56 DEGREES 18 MINUTES 15 SECONDS WEST 272.60 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-CANNON);
3. SOUTH 45 DEGREES 08 MINUTES 30 SECONDS WEST 764.28 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-CANNON);
4. SOUTH 41 DEGREES 06 MINUTES 32 SECONDS WEST 438.84 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-CANNON);

THENCE WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, NORTH 86 DEGREES 56 MINUTES 54 SECONDS WEST 697.40 FEET TO A WOOD POST AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER;

THENCE WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, NORTH 88 DEGREES 06 MINUTES 34 SECONDS WEST 1276.33 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 88 DEGREES 06 MINUTES 34 SECONDS EAST 299.86 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR-BOWMAN);

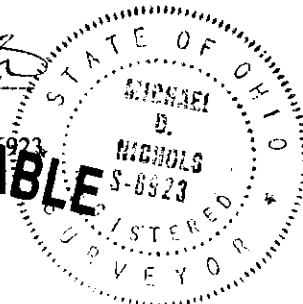
THENCE WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28 (EAST LINE OF A TRACT CONVEYED TO D. AND A. FRENCH-DEED VOLUME 1149, PAGE 421), NORTH 01 DEGREES 48 MINUTES 53 SECONDS EAST 2630.24 FEET TO THE PLACE OF BEGINNING.

CONTAINING 114.379ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF STATE ROUTE 376 (ROCKVILLE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE SOUTH LINE OF A PREVIOUS SURVEY OF 2.44 ACRES PERFORMED BY R. MAX GRAVES PS 5792, DATED JANUARY 10, 2007, CONVEYED TO JAMES C. FOX BY DEED RECORDED IN O.R. VOLUME 2098, PAGE 581 OF THE MUSKINGUM COUNTY DEED RECORDS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 21ST DAY OF JUNE, 2011, FROM A FIELD SURVEY COMPLETED THE 15TH DAY OF JUNE, 2011.

**OFFICE COPY
NOT RECORDABLE**



Handwritten signature and date: 6/20/2011

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 21 AND A PART OF THE NORTH
HALF OF SECTION 28, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE
SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE SOUTH LINE OF A PREVIOUS SURVEY OF 2.44 ACRES
PERFORMED BY R. MAX GRAVES PS 5792, DATED JANUARY 10, 2007, CONVEYED TO
JAMES C. FOX BY DEED RECORDED IN O.R. VOLUME 2098, PAGE 581 OF THE MUSKINGUM
COUNTY DEED RECORDS.

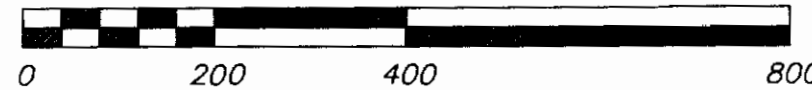
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 34.48 AC. TRACT
COMPLETED MAY, 2002 BY R.M. GRAVES PS5792
PREVIOUS SURVEY OF A 45.93 AC. TRACT
COMPLETED DEC. 8, 1995 BY K. CANNON PS7224
PREVIOUS SURVEY OF A 15.500 AC. AND A 11.947 AC. TRACT
COMPLETED MARCH 15, 1989 BY JSS003
PREVIOUS SURVEY OF A 6.49 AC. TRACT
COMPLETED MARCH, 2007 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 17.806 AC. TRACT
COMPLETED JAN. 10, 2007 BY R.M. GRAVES PS5792
PREVIOUS SURVEY OF A 1.790 AC. TRACT
COMPLETED FEB. 10, 2007 BY R.M. GRAVES PS5792
PREVIOUS SURVEY OF A 5.931 AC. TRACT
COMPLETED FEB. 27, 1985 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.5343 AC. TRACT
COMPLETED OCT. 2, 1972 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.5865 AC. TRACT
COMPLETED OCT. 2, 1972 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.6305 AC. TRACT
COMPLETED OCT. 2, 1972 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.6760 AC. TRACT
COMPLETED OCT. 2, 1972 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.6882 AC. TRACT
COMPLETED OCT. 2, 1972 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.8052 AC. TRACT
COMPLETED OCT. 2, 1972 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.8516 AC. TRACT
COMPLETED OCT. 2, 1972 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.73 AC. TRACT
COMPLETED MAY 7, 1982 BY J.R. MARSHALL PS5307
PREVIOUS SURVEY OF A 0.7335 AC. TRACT
COMPLETED OCT. 2, 1972 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.814 AC. TRACT
COMPLETED MAY 7, 1982 BY J.R. MARSHALL PS5307
PREVIOUS SURVEY OF A 0.8103 AC. TRACT
COMPLETED OCT. 2, 1972 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.7981 AC. TRACT
COMPLETED OCT. 2, 1972 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.7321 AC. TRACT
COMPLETED OCT. 2, 1972 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.52 AC. TRACT
COMPLETED JAN. 5, 1971 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 0.54 AC. TRACT
COMPLETED JAN. 5, 1971 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 0.51 AC. TRACT
COMPLETED JAN. 5, 1971 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 0.54 AC. TRACT
COMPLETED SEPT. 16, 1996 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 0.53 AC. TRACT
COMPLETED JAN. 5, 1971 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 0.95 AC. TRACT
COMPLETED JAN. 5, 1971 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 1.20 AC. TRACT
COMPLETED JULY 24, 1970 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 0.97 AC. TRACT
COMPLETED AUG. 8, 2005 BY S.M. BOWMAN PS7135
USGS (PHILO QUAD & RURALDALE QUAD)
MUSKINGUM COUNTY GIS

LEGEND

- EXISTING IRON PIN
- IRON PIN SET
- (5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ FENCE CORNER POST
- AXLE FOUND

SCALE 1"=200'



- 1 S86°36'13"E 32.29'
- 2 S78°29'39"E 97.75'
- 3 S45°04'39"E 265.65'
- 4 S63°36'39"E 179.30'
- 5 N55°31'20"E 131.07' TOTAL
- 6 S28°54'50"E 210.56'
- 7 S29°44'29"E 123.82'
- 8 S38°27'55"E 109.37'
- 9 S48°31'28"E 41.21'
- 10 S65°01'53"E 157.74'
- 11 S70°07'33"E 199.64'
- 12 S59°45'23"E 102.44'
- 13 S76°02'37"E 144.51'

ELIZABETH S. GAY
O.R. VOL. 2024, PG. 196
114.379 ACRES

AUDITORS PARCEL NUMBER
06-06-80-28-27-000 (PART)

DEED LINES AS DESCRIBED IN O.R. VOL. 2024, PG. 196.
PLOTTED DEED LINES DO NOT FIT FIELD EVIDENCE. THE
COURSES OF THE PREVIOUS DESCRIPTION ONLY ENCOMPASSES
88 ACRES INSTEAD OF THE CALLED FOR 120 ACRES.

SOUTHWEST CORNER OF
THE NORTHEAST QUARTER
OF SECTION 28

CORNER ESTABLISHED FROM
PREVIOUS SURVEY BY KEVIN
CANNON PS 7224 AND
LOCATION OF CORNER POST

N88°06'34"W 1276.33'

SHELLE K. DERITA, ET. AL.
O.R. VOL. 2278, PG. 401

RICHARD L. & JANET E. BEVERLIN, CO-TRUSTEES
O.R. VOL. 2171, PG. 742

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY
TO BE CORRECT AS PREPARED BY ME, THIS 21st DAY
OF JUNE, 2011, FROM A FIELD SURVEY COMPLETED
THE 10th DAY OF JUNE, 2011.

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
PH: 740-453-4850 F: 740-450-1000
EMAIL: BEI@OHIORR.COM

SURVEY FOR ELIZABETH/KENNETH GAY

BLUE ROCK TOWNSHIP

MUSKINGUM COUNTY, OHIO

DRAWN BY: JML 06/21/11
CHECKED BY: JML 06/21/11
FILENAME: 2:15501\GAY.dwg
PLOT DATE: 06/21/11

REVISIONS

SHEET NO.
S-1

SCALE:
1"=200'