

LINDA PYERS  
AUDITORS PARCEL NUMBERS  
08-08-05-07-21-000 (ALL)  
08-08-05-07-24-000 (ALL)

BEING A PART OF FRACTIONAL SECTION 7, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING THE NORTHEAST CORNER OF SECTION 6;**

**THENCE THE FOLLOWING FIVE COURSES AND DISTANCES**

1. NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 262.70 FEET (DEED) TO A POINT;
2. SOUTH 42 DEGREES 00 MINUTES 00 SECONDS EAST 628.00 FEET (DEED) TO A POINT;
3. NORTH 48 DEGREES 00 MINUTES 00 SECONDS EAST 215.00 FEET (DEED) TO A POINT;
4. SOUTH 52 DEGREES 00 MINUTES 00 SECONDS EAST 203.29 FEET (DEED) TO A POINT;
5. SOUTH 47 DEGREES 12 MINUTES 11 SECONDS EAST 492.48 FEET (DEED) TO A POINT AT THE LOW WATER MARK OF THE MUSKINGUM RIVER, SAID POINT BEING THE **POINT OF BEGINNING** FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

**THENCE CONTINUING WITH THE SAID LOW WATER MARK THE FOLLOWING THREE COURSES AND DISTANCES:**

1. SOUTH 46 DEGREES 33 MINUTES 39 SECONDS EAST 87.93 FEET TO A POINT;
2. SOUTH 53 DEGREES 14 MINUTES 59 SECONDS EAST 571.71 FEET TO A POINT;
3. SOUTH 57 DEGREES 43 MINUTES 06 SECONDS EAST 345.36 FEET TO A POINT;

**THENCE LEAVING THE SAID LOW WATER MARK AND WITH THE NORTH LINE OF A TRACT CONVEYED TO R.D. MORRISON IN DEED VOLUME 1077, PAGE 385 OF THE MUSKINGUM COUNTY DEED RECORDS, SOUTH 35 DEGREES 12 MINUTES 30 SECONDS WEST 55.52 FEET TO A RAILROAD SPIKE IN THE CENTER OF COUNTY ROAD 6, PASSING AN EXISTING IRON PIN (3/4 INCH SOLID) AT 42.00 FEET;**

**THENCE WITH THE CENTERLINE OF THE SAID COUNTY ROAD AND ALSO WITH THE NORTH LINES OF THE ABOVE SAID MORRISON TRACT, A TRACT CONVEYED TO R.D. MORRISON IN O.R. VOLUME 1551, PAGE 891, AND A TRACT CONVEYED TO T.R. & S.A. WEAVER IN O.R. VOLUME 2015, PAGE 715, NORTH 56 DEGREES 17 MINUTES 26 SECONDS WEST 358.70 FEET TO A POINT, SAID POINT BEING NORTH 35 DEGREES 12 MINUTES 47 SECONDS EAST 25.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);**

**THENCE CONTINUING WITH THE SAID CENTERLINE AND ALSO WITH THE NORTH LINE OF A TRACT CONVEYED TO D.A. & D.A. HART IN O.R. VOLUME 2275, PAGE 336, THE FOLLOWING TWO COURSES AND DISTANCES;**

1. NORTH 56 DEGREES 17 MINUTES 26 SECONDS WEST 335.04 FEET TO A POINT;
2. NORTH 72 DEGREES 26 MINUTES 14 SECONDS WEST 115.67 FEET TO A POINT, SAID POINT BEING NORTH 11 DEGREES 28 MINUTES 34 SECONDS EAST 20.00 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE);

**THENCE LEAVING THE SAID CENTERLINE AND WITH THE EAST AND NORTH LINES OF A TRACT CONVEYED TO THE MUSKINGUM COUNTY COMMISSIONERS IN DEED VOLUME 720, PAGE 139 THE FOLLOWING TWO COURSES AND DISTANCES:**

1. NORTH 11 DEGREES 28 MINUTES 34 SECONDS EAST 20.00 FEET TO AN IRON PIN SET;
2. NORTH 65 DEGREES 52 MINUTES 10 SECONDS WEST 228.78 FEET TO AN EXISTING IRON PIN (5/8 INCH CAPPED REBAR), SAID PIN BEING NORTH 48 DEGREES 00 MINUTES 00 SECONDS EAST 71.60 FEET FROM AN EXISTING RAILROAD SPIKE;

**THENCE LEAVING THE SAID MUSKINGUM COUNTY COMMISSIONERS TRACT AND WITH THE EAST LINE OF A TRACT CONVEYED TO T.M. LITTICK IN DEED VOLUME 1124, PAGE 142, NORTH 48 DEGREES 00 MINUTES 00 SECONDS EAST 148.40 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 131.09 FEET;**

**CONTAINING 1.618 ACRES. SUBJECT TO THE FOLLOWING: ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 6; CHANNEL EASEMENT AS CONVEYED TO THE MUSKINGUM COUNTY COMMISSIONERS IN DEED VOLUME 720, PAGE 139; CHANNEL EASEMENT AS CONVEYED TO THE MUSKINGUM COUNTY COMMISSIONERS IN DEED VOLUME 743, PAGE 58; AND ALL OTHER APPLICABLE EASEMENTS.**

# Biedenbach Surveying, Inc.

3010 East Pike  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850

Fax (740) 450-1000

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

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.772 MORE OR LESS ACRES TRACT COMPLETED AUGUST 12, 1988 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 9<sup>TH</sup> DAY OF JULY 2010, FROM A RE SURVEY COMPLETED THE 1<sup>ST</sup> DAY OF JULY, 2010.

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923



DESCRIPTION  
APPROVED

By

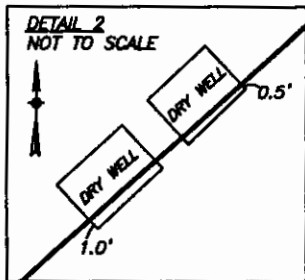
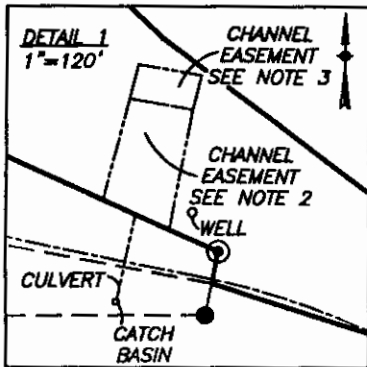
*[Signature]* 7/14/2010

# SURVEY FOR LINDA PYERS

AUDITORS PARCEL NUMBER  
08-08-05-07-21-000 (ALL)  
08-08-05-07-24-000 (ALL)

BEING A PART OF FRACTIONAL SECTION 7, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

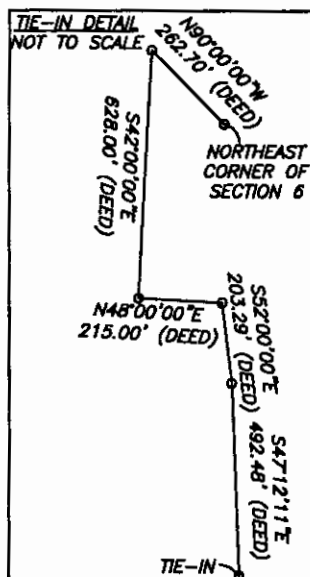
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.772 MORE OR LESS ACRES TRACT COMPLETED AUGUST 12, 1988 BY W.J. BIEDENBACH PS 5718.



NOTE 1: APPARENT EXISTING RAILROAD SPIKE - PAVEMENT NOT EXCAVATED. MAGNETIC LOCATED SPOT MATCHES DEED CALL.

NOTE 2: SUBJECT TO CHANNEL EASEMENT AS CONVEYED TO MUSKINGUM COUNTY COMMISSIONERS IN DEED VOLUME 720, PAGE 139

NOTE 3: SUBJECT TO CHANNEL EASEMENT AS CONVEYED TO MUSKINGUM COUNTY COMMISSIONERS IN DEED VOLUME 743, PAGE 58



D.A. & D.A. HART  
O.R. VOL. 2275, PG. 336

## LEGEND

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

- Ⓐ T.M. LITTICK VOL. 1124, PG. 142
- Ⓑ MUSKINGUM COUNTY COMMISSIONERS VOL. 720, PG. 139

SCALE 1"=120'

0 60 120 240

## RESEARCH

### DEEDS AS SHOWN

COMMON PLEAS COURT CASE (75-497) DATED MAY 9, 1978  
RECORDED IN MISC. RECORDS VOL. 11, PG. 175  
PREVIOUS SURVEY OF A 1.772± AC. TRACT  
COMPLETED AUG. 12, 1988 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 1.23 AC. AND 0.73 AC. TRACTS  
COMPLETED AUG. 5, 2005 BY C.R. HARKNESS PS6885  
PREVIOUS LINE SURVEY OF THE T. LITTICK AND J. & P. DONAHUE  
COMMON LINE COMPLETED OCT. 19, 1996 BY C.R. HARKNESS PS6885  
PREVIOUS SURVEY OF A 1.00 AC. AND 1.00 AC. TRACTS  
COMPLETED AUG. 4, 2000 BY K. CANNON PS7224  
PREVIOUS SURVEY OF A 4.810 AC. AND 2.490 AC. TRACTS  
COMPLETED AUG. 17, 1977 BY O.C. MYERS PS3932  
PREVIOUS SURVEY OF A 0.83 AC. AND 0.13 AC. TRACTS  
COMPLETED MARCH 8, 1993 BY K. CANNON PS7224  
STATE R/W PLANS FOR RELOCATED CO. RD. 6

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 9th DAY OF JULY 2010, FROM A FIELD SURVEY COMPLETED THE 1st DAY OF JULY 2010.

OFFICE COPY  
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 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: BEJ@rahlo.com

DRAWN BY: JWL

DATE: 07-09-10

SCALE: 1"=120'

CHECKED BY: MDN

JOB NO: 5452

DRAWING NO: Z:\5452\PYERS.dwg