

## Description of 39.903 Acres

The following description is a resurvey of the Bernie R. and Bob J. Anderson property as conveyed by Volume 1941, Page 481 of the Muskingum County Recorder's Office and being bounded and described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the southwest quarter of Section 5, Range 13 West, Township 10 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at a point at the southwest corner of Section 5 (Note: Reference bearing on the south line of the southwest quarter of the southwest quarter of Section 5 used as North 89°54'58" East.);

thence, with the south line of Section 5, North 89°54'58" East a distance of 659.93 feet to an iron pin set at the southeast corner of a 129.52 acres tract as conveyed to Holmes Woodland, Inc. by Volume 1111, Page 38 of the Muskingum County Recorder's Office, being THE TRUE POINT OF BEGINNING for this description, said iron pin set bears North 38°43'37" West a distance of 3.91 feet from an unmarked stone found;

thence, from said Point of Beginning leaving the section line and with the east line of said Holmes Woodland, Inc. property, North 38°43'37" West a distance of 947.94 feet to a point at the southwest corner of a 4.90 acres tract as conveyed to Delbert F. and Kathryn J. Ross by Volume 2143, Page 578 of the Muskingum County Recorder's Office;

thence, leaving said Holmes Woodland, Inc. property and with said Ross property, the following four courses:

1. North 54°35'14" East a distance of 334.75 feet to a 5/8" iron pin found capped "RLS 5410", passing through a 5/8" iron pin found capped "RLS 5410" at a distance of plus 0.23 feet;
2. thence North 24°26'49" West a distance of 78.00 feet to a 5/8" iron pin found capped "RLS 5410";
3. thence North 12°41'20" East a distance of 118.00 feet to a 1 1/4" pipe found;
4. thence North 29°27'41" West a distance of 275.62 feet to a point in the centerline of Township Road No. 134 (Goose Creek Road 40' R/W), passing through a square bolt found at a distance of plus 259.21 feet;

thence, leaving said Ross property and with the centerline of Township Road No. 134, the following twelve courses:

1. North 77°34'45" East a distance of 5.03 feet to a point;
2. thence North 68°00'19" East a distance of 50.00 feet to a point;
3. thence North 62°57'43" East a distance of 50.00 feet to a point;
4. thence North 51°09'36" East a distance of 70.09 feet to a point;
5. thence North 47°55'55" East a distance of 110.14 feet to a point;
6. thence North 41°48'35" East a distance of 50.00 feet to a point;

7. thence North 32°35'14" East a distance of 50.00 feet to a point;
8. thence North 22°16'55" East a distance of 46.17 feet to a point;
9. thence North 24°47'16" East a distance of 82.47 feet to a point;
10. thence North 37°12'43" East a distance of 29.40 feet to a point;
11. thence North 37°12'43" East a distance of 65.94 feet to a point;
12. thence North 58°40'02" East a distance of 54.74 feet to a point at the southwest corner of a 2.510 acres tract as conveyed to Steve Wilson by Volume 1022, Page 154 of the Muskingum County Recorder's Office;

thence, leaving the road and with the south line of said Wilson property, South 75°29'31" East a distance of 77.97 feet to a point in a run and being in the west line of a 43.4 acres tract as conveyed of Loren F. and Anillee O. Ross by Volume 1511, Page 880 of the Muskingum County Recorder's Office, passing through two 5/8" iron pins found capped "Cannon 5489" at distances of plus 25.00 feet and plus 55.00 feet, respectively;

thence, with said Ross property, the following three courses:

1. South 67°29'08" East a distance of 75.88 feet to a 5/8" iron pin set;
2. thence South 75°47'12" East a distance of 566.00 feet to a 5/8" iron pin set;
3. thence South 00°20'12" East a distance of 1,632.73 feet to a 5/8" iron pin set in the south line of Section 5;

thence, leaving said Ross property and with the south line of Section 5, South 89°54'58" West a distance of 690.63 feet to the Point of Beginning;

containing 39.903 acres, more or less, being all of Parcel No. 08700525000.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 134 (Goose Creek Road).

Subject to the 100-year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach PS 7881".

The bearings in this description are for angle calculations only and are based on the south line of the southwest quarter of the southwest quarter of Section 5 used as an assumed bearing of North 89°54'58" East.

Page 3 of 3  
Description of 39.903 Acres

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of January 8, 2010. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Volume 1941, Page 481.

*Jan. 8, 10*  
Date  
*Gregory A. Biedenbach*  
Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.

**OFFICE COPY  
NOT RECORDABLE**

Cc: Survey File: GB-1458F

DESCRIPTION

APPROVED

By: *[Signature]*





# SURVEY PLAT FOR COUNTRYTYPE

Situated in the State of Ohio, County of Muskingum,  
Township of Brush Creek, being in the southwest quarter  
of Section 5, Range 13 West, Township 10 North of the  
"Congress Lands East of the Scioto River".

## PERTINENT DOCUMENTS

- (1) All deeds as shown.
- (2) County Tax Maps.
- (3) U.S.G.S. quadrangle map Philo.
- (4) Survey plats by W.J. Biedenbach.
- (5) Survey plat by R.L. Daniels.
- (6) Survey plats by Cannon Surveying.
- (7) Survey plat by Stephen Bowman.

Subject to all legal right-of-ways, easements,  
restrictions, reservations and zoning regulations  
of record.  
Subject to the 100-year Flood Plain restrictions,  
if applicable.  
Subject to any facts that may be disclosed in a  
full and accurate title search.

- = 5/8" iron pin set capped "Biedenbach PS 7881"
- = 5/8" iron pin found uncapped
- ⊙ = 5/8" iron pin found capped "R.L.S. 5410"
- ⊖ = 1 1/4" pipe found
- ⊠ = 5/8" iron pin found capped "Cannon 5489"
- = square bolt found
- ▲ = survey angle point
- ⊗ = 1" pipe found
- ⊕ = 3/4" pipe found
- ⊡ = 2" pipe found
- ⊗ = tree found with fence wire
- ⊗ = fence post found
- = existing property lines
- x-x- = fence evidence found
- = lines of this survey
- ⊙ = monument found
- = unmarked stone found

## SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE AND  
THAT IT WAS PREPARED FROM AN ACTUAL  
FIELD SURVEY OF THE PREMISES.

Jan. 8, 2010  
Date

**OFFICE COPY  
NOT RECORDABLE**  
Gregory W. Biedenbach  
Registered Surveyor  
No. 7881.

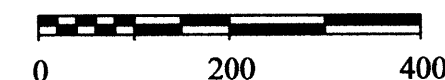
NOTE: THIS PLAT IS AN ORIGINAL ONLY WITH ORIGINAL  
SIGNATURE AND EMBOSSED SEAL.

JOB NO. GB-1458F

The bearings on this plat are for angle calculations  
only and are based on the south line of the southwest  
quarter of the southwest quarter of Section 5 used  
as N 89°54'58" E.

Loren F. & Anillee O. Ross  
Vol. 1511 Pg. 880  
43.4 Ac.

SCALE : 1" = 200'



Loren F. & Anillee O. Ross  
Vol. 1511 Pg. 880  
43.4 Ac.

## NEW SURVEY OF VOL. 1941 PG. 481 39.903 AC.

Bernie R. & Bob J.  
Anderson  
Vol. 1941 Pg. 481  
Parcel No. 08700525000

Delbert F. & Kathryn J.  
Ross  
Vol. 2143 Pg. 576  
4.90 Ac.

Holmes Woodland, Inc.  
Vol. 1111 Pg. 38  
129.52 Ac.

Kasman Ltd.  
Vol. 2170 Pg. 477  
100.45 Ac.

Dixie L. Pierce  
Life Estate

Line	Bearing	Distance
1	N 54°35'14"E	334.75'
2	N 24°26'49"W	78.00'
3	N 12°41'20"E	118.00'
4	N 29°27'41"W	275.62'
5	N 77°34'45"E	5.03'
6	N 68°00'19"E	50.00'
7	N 62°57'43"E	50.00'
8	N 51°09'36"E	70.09'
9	N 47°55'55"E	110.14'
10	N 41°48'35"E	50.00'
11	N 32°35'14"E	50.00'
12	N 22°16'55"E	46.17'
13	N 24°47'16"E	82.47'
14	N 37°12'43"E	29.40'
15	N 37°12'43"E	65.94'
16	N 58°40'02"E	54.74'
17	S 75°29'31"E	77.97'
18	S 67°29'08"E	75.88'
19	N 29°27'41"W	259.21'
20	N 29°27'41"W	16.41'
21	S 75°29'31"E	25.00'
22	S 75°29'31"E	30.00'
23	S 75°29'31"E	22.97'
24	S 38°43'37"E	3.91'

"Basis of Bearings"  
N 89°54'58"E 659.93'

Point of  
Beginning

S 89°54'58"W 690.63'

N 89°54'58"E 1202.97'

S.E. Corner  
of S.W. 1/4

DESCRIPTION

APPROVED

By: *[Signature]* 1/12/2010

BIEDENBACH SURVEYING, LLC.  
114 ADAMS AVENUE  
WOODSFIELD, OHIO 43793  
740.472.1262 OFFICE  
740.472.5298 FAX