

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON A GRID BEARING ON THE SOUTH PART OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10 USED AS SOUTH 03°13'53" WEST.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF CLAY, PART BEING IN THE SOUTHWEST QUARTER OF SECTION 2, PART BEING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, PART BEING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, PART BEING IN THE NORTHWEST QUARTER OF SECTION 11, RANGE 14 WEST, TOWNSHIP 14 NORTH OF "CONGRESS LANDS EAST OF THE SCIOTO RIVER".



Scale 1" = 200'

435.801 ACRES TOTAL

PATRICK J. ROBARGE
BOOK 836 PG. 97
14.30 ACRES

NEW SPLIT OUT OF
BOOK 3220 PG. 202
70.515 ACRES TOTAL

NEW SPLIT OUT OF
BOOK 3220 PG. 202
32.269 ACRES TOTAL

REGINA D. IHINGER
BOOK 1782 PG. 634
5.0 ACRES

RYAN R. &
KAYLIE M.
LANTZ
BOOK 3069
PG. 312
5.0 ACRES

Survey Plat for Kaufman Realty.

LINE	BEARING	DISTANCE
L1	N 45°49'47" E	226.47'
L2	N 45°01'34" E	416.95'
L3	N 47°31'34" E	43.94'
L4	N 50°58'52" E	39.36'
L5	N 55°44'13" E	80.73'
L6	N 61°57'47" E	80.74'
L7	N 65°53'11" E	41.86'
L8	N 74°20'19" E	48.47'
L9	N 85°43'36" E	68.94'
L10	S 88°01'40" E	118.53'
L11	S 79°40'29" E	84.96'
L12	S 75°25'50" E	99.44'
L13	S 74°24'07" E	147.72'
L14	N 03°13'05" E	231.09'
L15	N 00°13'28" E	144.31'
L16	N 51°34'34" W	203.22'
L17	N 46°12'04" W	289.20'
L18	N 35°19'41" W	211.63'
L19	N 53°16'48" E	106.49'
L20	N 64°58'48" E	153.71'
L21	N 42°02'35" W	206.18'
L22	N 03°44'43" E	79.12'
L23	S 01°05'26" W	458.02'
L24	S 86°35'46" E	465.20'
L25	N 03°24'14" E	457.65'
L26	N 86°50'38" W	495.36'
L27	N 00°00'41" W	240.40'
L28	S 00°00'41" E	240.40'
L29	S 89°59'19" W	543.59'
L30	N 64°55'50" E	30.00'
L31	S 36°45'54" E	95.32'
L32	S 19°53'50" W	85.56'
L33	S 55°51'12" W	27.19'
L34	S 73°50'18" W	25.66'
L35	N 87°51'03" W	128.74'
L36	N 79°07'04" W	15.69'
L37	S 87°43'10" W	90.35'
L38	S 84°31'18" W	121.16'
L39	S 86°35'46" E	527.05'

LINE	BEARING	DISTANCE
L40	N 70°48'42" E	29.54'
L41	S 82°48'49" W	54.36'
L42	N 82°29'19" W	203.97'
L43	S 86°20'28" E	228.00'
L44	N 89°28'04" W	88.92'
L45	S 89°54'30" W	364.68'
L46	N 78°58'50" W	73.25'
L47	S 53°50'24" E	25.66'
L48	N 42°45'05" W	128.49'
L49	N 45°42'39" W	78.30'
L50	S 45°30'34" E	86.95'
L51	S 46°30'35" W	46.53'
L52	N 60°33'01" E	56.88'
L54	S 74°07'30" W	20.18'

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC, PS 7881"
- △ = Survey Angle Point
- = Concrete Monument Found
- = 1/2" I.P.F. "L.E. 5489"
- = 1/2" I.P.F. "Graves 5792"
- = White P.V.C. Set On Line
- = I.P.F. Uncapped (size noted)
- = 1" Rod Found
- = Post Found
- = Existing 45" Hickory
- = 1/2" I.P.F. "Finley 7222"
- ▲ = Nail Found Finley

PATRICK J. ROBARGE
BOOK 1112 PG. 393
21.25 ACRES

PARCEL 3

ABE YODER (5) ET AL
BOOK 3220 PG. 202
102.784 ACRES

ABE YODER (5) ET AL
BOOK 3220 PG. 202
146.647 ACRES

PARCEL 1

NEW SPLIT OUT OF
BOOK 3220 PG. 202
146.647 ACRES

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM A FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.

REGISTERED SURVEYOR
GREGORY E. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC
114 ADAMS AVENUE
WOODSFIELD, OHIO 43084
1.740.472.1262 OFFICE
1.740.472.5298 FAX

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND SEAL.

BOARD OF TRUSTEES
OF CLAY TWP.
BOOK 1072 PG. 251
1.00 ACRE

VICTOR W. &
TERRI R. RUNKLE
BOOK 2321 PG. 348
72.92 ACRES

- PERTINENT DOCUMENTS
- (1) ALL DEEDS AS SHOWN.
 - (2) COUNTY TAX MAPS.
 - (3) U.S.G.S. QUAD. MAP CROOKSVILLE.
 - (4) SURVEY PLATS BY BIEDENBACH SURVEYING.
 - (5) SURVEY PLATS BY RICHARD MAX GRAVES.
 - (6) SURVEY PLATS BY RICHARD L. DANIELS.
 - (7) SURVEY PLATS BY KEVIN CANNON.
 - (8) SURVEY PLATS BY TERRY J. FINLEY.
 - (9) SURVEY PLATS BY EARL R. DONAKER.
 - (10) SURVEY PLATS BY W.B. HENDERSON.
 - (11) SURVEY PLATS BY CLAUS SURVEYING.

NEW SPLIT OUT OF
BOOK 3220 PG. 202
44.725 ACRES

NEW SPLIT OUT OF
BOOK 3220 PG. 202
60.310 ACRES TOTAL

NEW SPLIT
OUT OF
BOOK 3220
PG. 202
32.194 ACRES

NEW SPLIT
OUT OF
BOOK 3220
PG. 202
37.751 ACRES

PARCEL 4

PARCEL 5

PARCEL 6

PARCEL 7

Part of
P.N. 13-40-11-04-002

Part of
P.N. 13-40-11-04-001

ABE YODER (5) ET AL
BOOK 3220 PG. 202
38.024 ACRES

ABE YODER (5) ET AL
BOOK 3220 PG. 202
43.311 ACRES

CATHY RIDER-TEMPLE
& STEPHEN RIDER
ET AL
BOOK 3210 PG. 590
3.0 ACRES

NEW SPLIT OUT OF
BOOK 3220 PG. 202
5.830 ACRES TOTAL

NEW SPLIT OUT OF
BOOK 3220 PG. 202
5.560 ACRES TOTAL

PARCEL 9

PARCEL 8

RDM LUMBER LLC
BOOK 2771 PG. 205
118.36 ACRES

MICHAEL D. &
NAOMI I. TROYER
BOOK 3139 PG. 943
50.35 ACRES

Survey File No.: GB-3762B3

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.

DESCRIPTION
APPROVED

By: *[Signature]* 11/16/24