

W.J. BIEDENBACH AND ASSOCIATES  
SURVEYING AND MAPPING  
3120 LISA LANE, ZANESVILLE, OHIO 43701  
(614) 453-4850

17-94-03-07  
270 KOPCHAK ED

DESCRIPTION FOR CONVEYANCE  
SANDS  
PARCEL NUMBER 17-17-94-03-07 (ALL)

BEING A PART OF THE THIRD QUARTER OF TOWNSHIP 1, RANGE 8, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 4 INCH X 8 INCH STONE MARKING THE SOUTHEAST CORNER OF QUARTER TOWNSHIP 3, THENCE NORTH 84 DEGREES 26 MINUTES 46 SECONDS WEST 1936.00 FEET ALONG THE LINE SEPARATING FALLS TOWNSHIP AND SPRINGFIELD TOWNSHIP TO AN IRON PIN SET; THENCE NORTH 59 DEGREES 15 MINUTES 48 SECONDS WEST 243.50 FEET ALONG THE NORTH LINE OF A TRACT CONVEYED TO F. L. AND L. POLK BY DEED VOLUME 732 PAGE 123 AS RECORDED IN THE DEED RECORDS OF MUSKINGUM COUNTY TO AN IRON PIN SET; THENCE NORTH 20 DEGREES 55 MINUTES 28 SECONDS EAST 560.61 FEET ALONG THE EAST LINE OF A TRACT AS CONVEYED TO S. AND D. KOPCHAK BY DEED VOLUME 564 PAGE 640 OF SAID DEED RECORDS TO AN EXISTING 3/4 INCH PIPE; THENCE NORTH 82 DEGREES 33 MINUTES 32 SECONDS WEST 399.88 FEET ALONG THE NORTH LINE OF SAID KOPCHAK TRACT TO AN IRON PIN IN SET ON THE EAST RIGHT-OF-WAY LINE OF TOWNSHIP ROAD NUMBER 422 (KOPCHAK ROAD), SAID IRON PIN BEING 45 FEET RIGHT OF STATION 16+50 OF SAID TOWNSHIP ROAD NUMBER 422; THENCE NORTH 03 DEGREES 02 MINUTES 56 SECONDS WEST 53.21 FEET ALONG THE SAID EAST RIGHT-OF-WAY LINE TO AN IRON PIN SET, SAID IRON PIN BEING 39.7 FEET RIGHT OF STATION 17+00 OF SAID TOWNSHIP ROAD NUMBER 422; THENCE NORTH 15 DEGREES 45 MINUTES 41 SECONDS EAST 155.40 FEET ALONG SAID RIGHT-OF-WAY LINE TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 70, SAID POINT BEING 180.5 FEET RIGHT OF STATION 1184+14.6 OF INTERSTATE SEVENTY; THENCE NORTH 67 DEGREES 03 MINUTES 46 SECONDS EAST 405.22 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO AN IRON PIN SET, SAID IRON PIN BEING 160 FEET RIGHT-OF-STATION 1188+19.3 OF INTERSTATE SEVENTY; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 85 DEGREES 05 MINUTES 09 SECONDS EAST 1217.40 FEET ALONG THE SOUTH LINE OF A TRACT AS CONVEYED TO WEST PIKE DEVELOPERS BY DEED VOLUME 550 PAGE 20 OF SAID COUNTY DEED RECORDS TO AN IRON PIN SET; THENCE SOUTH 05 DEGREES 14 MINUTES 39 SECONDS WEST 340.00 FEET ALONG SAID WEST PIKE DEVELOPERS TRACT TO AN IRON PIN SET; THENCE SOUTH 84 DEGREES 47 MINUTES 09 SECONDS EAST 808.58 FEET ALONG THE SOUTH LINE OF SAID WEST PIKE DEVELOPERS TRACT TO AN EXISTING 6 INCH X 8 INCH STONE ON THE LINE SEPARATING QUARTER TOWNSHIP THREE AND QUARTER TOWNSHIP FOUR; THENCE SOUTH 05 DEGREES 14 MINUTES 39 SECONDS WEST 734.59 FEET TO THE PLACE OF BEGINNING.

CONTAINING 46.628 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE RIGHT-OF-WAY PLAN OF INTERSTATE SEVENTY (DATE 5-6-66)

ALL IRON PIN SET ARE 5/8 INCH X 30 INCH REBAR WITH IDENTIFICATION CAPS).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY AND DESCRIPTION TO BE CORRECT AS SURVEYED BY ME, THIS 29TH DAY OF JUNE 1987.

W. BIEDENBACH  
REGISTERED SURVEYOR #5718

D2661 SANDS

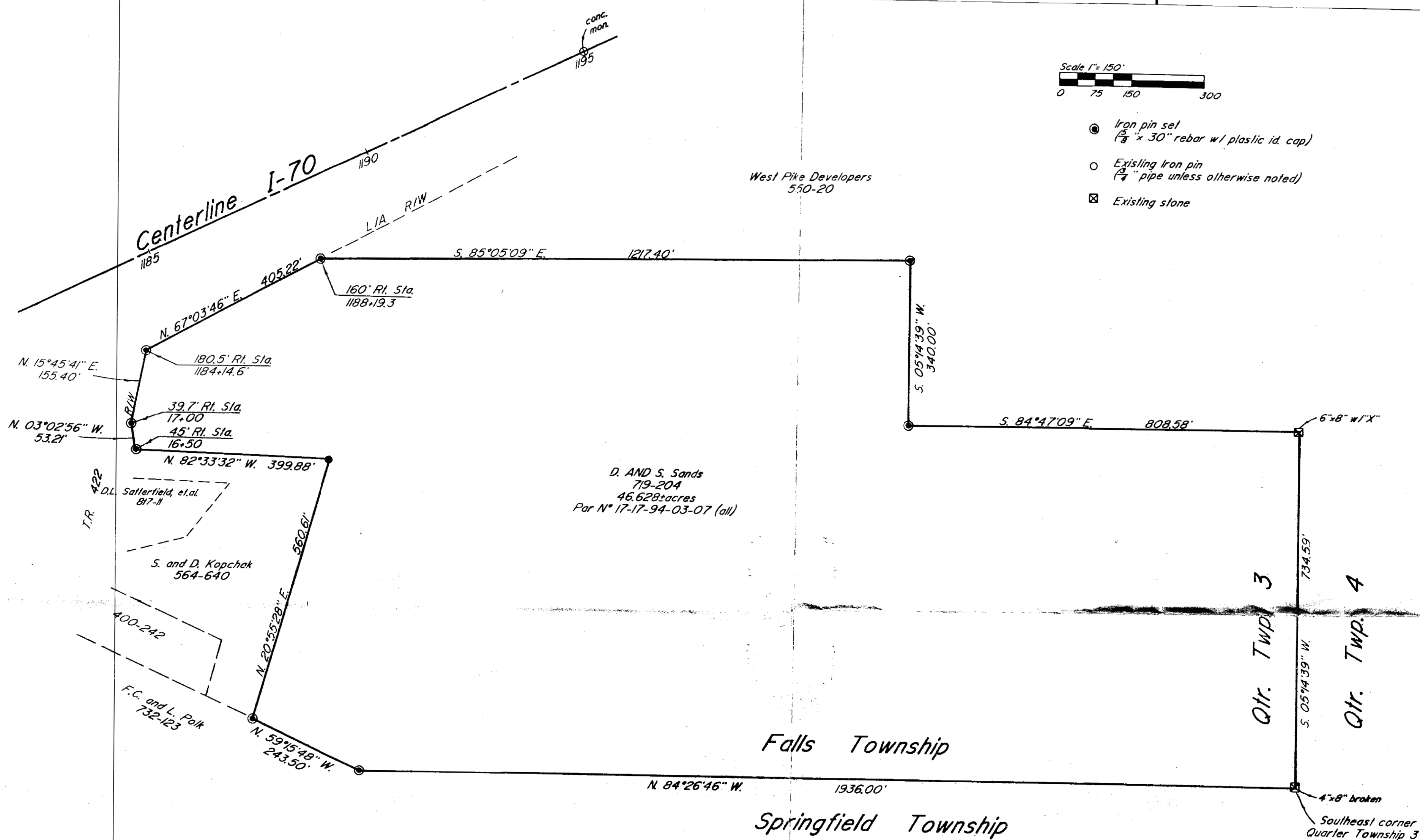
DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. J. Dambke  
6-30-87

17-94-03-07  
270 KOPCHAK RD

Scale 1" = 150'

- Iron pin set  
( $\frac{3}{4}$ " x 30" rebar w/ plastic id. cap)
- Existing iron pin  
( $\frac{3}{4}$ " pipe unless otherwise noted)
- ⊠ Existing stone



Being a part of the 3rd Quarter of Township 1,  
Range 8, Falls Township, Muskingum County, Ohio.

Bearings are based on the Right-of-Way Plan  
of Interstate 70.

References:

Deed Vol.	Pg.
545	406
732	123
564	639

Survey of 0.46 acres  
Survey of R/W for I-70  
Survey of 3.38 acres

I hereby certify to the best of my knowledge and  
belief the above plat and survey to be correct as  
surveyed by me, this 29th day of June 1987.

W.J. Biedenbach  
Reg. Surveyor #5718

OFFICE COPY  
NOT RECORDED

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY 47 Hanks

W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(614) 433-4850

Drawn by: AB	Date: 06-29-87
Scale: 1"=150'	Checked by: PJB
Job N° 2661	SANDS