

Biedenbach Engineering, Inc.

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E. MAST AND SONS, INC. AUDITORS PARCEL NUMBERS 17-17-96-01-27-000 (PART)

BEING A PART OF THE 16.22 ACRE TRACT CONVEYED TO E. MAST AND SONS, INC. (DEED VOLUME 1045, PAGE 281), SITUATED IN THE FOURTH QUARTER OF TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF LOT 4 AS RECORDED IN COMMON PLEAS COURT RECORDS (VOLUME X, PAGE 80 AND VOLUME Y, PAGE 480), SAID POINT BEING IN THE CENTER OF COUNTY ROAD 420 (OLD NATIONAL ROAD);

THENCE WITH THE WEST LINE OF TRACTS CONVEYED TO KESSLAR COMPANY (DEED VOLUME 1800, PAGE 555) AND THE HARTLEY COMPANY (VOLUME 755, PAGE 200), SOUTH 05 DEGREES 18 MINUTES 12 SECONDS WEST 419.79 FEET TO A POINT IN THE CENTER OF U. S. ROUTE 40 (WEST PIKE), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 40.00 FEET AND AN EXISTING CONCRETE MONUMENT AT 345.81 FEET;

THENCE WITH THE CENTER OF SAID WEST PIKE, NORTH 68 DEGREES 23 MINUTES 06 SECONDS WEST 343.13 FEET TO A POINT;

THENCE LEAVING SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID MAST TRACT, NORTH 13 DEGREES 54 MINUTES 30 SECONDS EAST 384.84 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID OLD NATIONAL ROAD, PASSING IRON PINS SET AT 48.14 FEET, 179.44 FEET AND AT 360.34 FEET;

THENCE WITH THE CENTER OF SAID ROAD, SOUTH 72 DEGREES 49 MINUTES 54 SECONDS EAST 277.67 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 2.811 MORE OR LESS ACRES TOTAL, OF WHICH 0.731 ACRES IS IN THE ROUTE 40 RIGHT OF WAY AND 0.262 ACRES IS IN THE OLD NATIONAL ROAD RIGHT OF WAY, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF U. S. ROUTE 40 AND COUNTY ROAD 420 (OLD NATIONAL ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-PS6923).

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE McDONALDS CORP TRACT PERFORMED BY W. J. BIEDENBACH AND ASSOC. DATED JANUARY 19, 1986, AS RECORDED IN DEED VOLUME 995, PAGE 328 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 8TH DAY OF JULY 2004, FROM AN ACTUAL FIELD SURVEY COMPLETED ON THE 2ND DAY OF JULY 2004.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923

EXEMPTION APPROVED
FOR REVISIONS TO BE MADE

BY *M.D.*

7-16-2004

SURVEY FOR KESSLAR/MAST

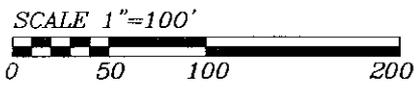
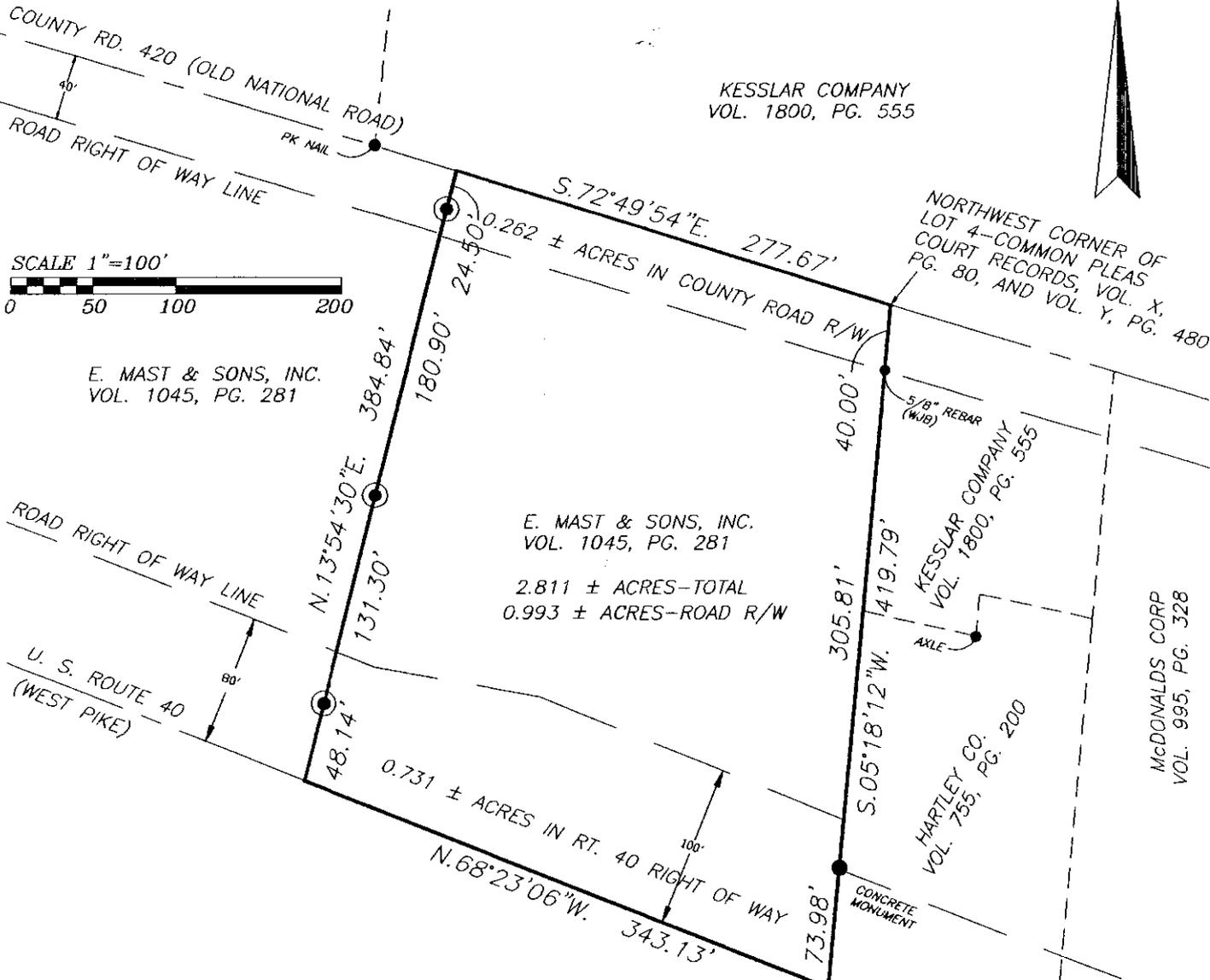
AUDITORS PARCEL NUMBER
17-17-96-01-27-000 (PART)

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KESSLAR COMPANY
VOL. 1800, PG. 555



E. MAST & SONS, INC.
VOL. 1045, PG. 281

E. MAST & SONS, INC.
VOL. 1045, PG. 281
2.811 ± ACRES-TOTAL
0.993 ± ACRES-ROAD R/W

NORTHWEST CORNER OF
LOT 4-COMMON PLEAS
COURT RECORDS, VOL. X,
PG. 80, AND VOL. Y, PG. 480

5/8" REBAR
(W/CAP)
KESSLAR COMPANY
VOL. 1800, PG. 555

HARTLEY CO.
VOL. 755, PG. 200

McDONALDS CORP
VOL. 995, PG. 328

RESEARCH:

VOL. 1045, PG. 281
VOL. 755, PG. 200
PREVIOUS SURVEYS OF
0.543 AC., 2.132 AC. AND
33.881 AC. BY W. J.
BIEDENBACH
PREVIOUS SURVEY OF 2.07
ACRES BY C. R. HARKNESS
PREVIOUS SURVEY OF 35.63
AC. BY T. LINN
MUSKINGUM CO. TAX MAP

**Lot Split
Approved**
By *ASB*

DESCRIPTION ATTACHED
FOR INSTRUMENT NUMBER
ASB

7-16-2004

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ANGLE POINTS
- ◌ QUARTER CORNER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 8th DAY OF JULY, 2004, FROM AN ACTUAL FIELD SURVEY COMPLETED ON THE 2nd DAY OF JULY 2004.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. ...
REGISTERED SURVEYOR #6923

BIEDENBACH ENGINEERING, INC.
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY: MDN	DATE: 07-08-04
SCALE: 1"=100'	CHECKED BY: MDN
JOB NO: 5079	DRAWING NO: D:\5079\5079