

# Biedenbach Engineering, Inc.

3010 East Pike  
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Civil Engineering and Land Surveying

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**M. KEFFER**

**AUDITORS PARCEL NUMBERS**

**25-25-30-18-02-000 (ALL) – 62.159 MORE OR LESS ACRES**

**25-25-30-18-03-002 (ALL) – 0.652 MORE OR LESS ACRES**

**BEING A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN EXISTING STONE AT THE NORTHWEST CORNER OF SECTION 18;**

**THENCE WITH THE NORTH LINE OF SECTION 18, SOUTH 87 DEGREES 29 MINUTES 55 SECONDS EAST 1357.03 FEET TO AN EXISTING IRON PIN (3/4 PIPE);**

**THENCE LEAVING THE NORTH LINE OF SECTION 18, SOUTH 03 DEGREES 36 MINUTES 21 SECONDS WEST 33.23 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 47 (PLEASANT VALLEY ROAD);**

**THENCE WITH THE CENTER OF SAID COUNTY ROAD THE FOLLOWING 14 COURSES AND DISTANCES;**

- 1) SOUTH 18 DEGREES 25 MINUTES 49 SECONDS WEST 3.82 FEET TO A POINT;
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 748.62 FEET (CHORD BEARING SOUTH 10 DEGREES 04 MINUTES 17 SECONDS WEST 217.66 FEET) AND AN ARC LENGTH OF 218.43 FEET TO A POINT;
- 3) SOUTH 01 DEGREES 42 MINUTES 44 SECONDS WEST 217.36 FEET TO A POINT;
- 4) SOUTH 02 DEGREES 37 MINUTES 20 SECONDS WEST 105.95 FEET TO A POINT;
- 5) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 476.01 FEET (CHORD BEARING SOUTH 15 DEGREES 16 MINUTES 51 SECONDS WEST 208.63 FEET) AND AN ARC LENGTH OF 210.34 FEET TO A POINT;
- 6) SOUTH 27 DEGREES 56 MINUTES 23 SECONDS WEST 151.88 FEET TO A POINT;
- 7) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 457.19 FEET (CHORD BEARING SOUTH 17 DEGREES 53 MINUTES 20 SECONDS WEST 159.58 FEET) AND AN ARC LENGTH OF 160.40 FEET TO A POINT;
- 8) SOUTH 07 DEGREES 50 MINUTES 18 SECONDS WEST 119.70 FEET TO A POINT;
- 9) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 786.03 FEET (CHORD BEARING SOUTH 13 DEGREES 56 MINUTES 39 SECONDS WEST 166.79 FEET) AND AN ARC LENGTH OF 167.10 FEET TO A POINT;
- 10) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 963.99 FEET (CHORD BEARING SOUTH 17 DEGREES 10 MINUTES 24 SECONDS WEST 95.75 FEET) AND AN ARC LENGTH OF 95.79 FEET TO A POINT;
- 11) SOUTH 14 DEGREES 19 MINUTES 35 SECONDS WEST 195.11 FEET TO A POINT;
- 12) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1376.05 FEET (CHORD BEARING SOUTH 09 DEGREES 06 MINUTES 46 SECONDS WEST 250.08 FEET) AND AN ARC LENGTH OF 250.43 FEET TO A POINT;
- 13) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 474.13 FEET (CHORD BEARING SOUTH 10 DEGREES 31 MINUTES 50 SECONDS EAST 236.27 FEET) AND AN ARC LENGTH OF 238.79 FEET TO A POINT;
- 14) SOUTH 24 DEGREES 57 MINUTES 23 SECONDS WEST 61.21 FEET TO A POINT;

**THENCE LEAVING SAID ROAD AND WITH THE NORTH LINE OF A TRACT CONVEYED TO M. SMITH (VOLUME 1006, PAGE 533 AND VOLUME 1102, PAGE 212), NORTH 67 DEGREES 57 MINUTES 54 SECONDS WEST TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING EXISTING IRON PINS (3/4 INCH PIPES) AT 27.72 FEET AND 379.72 FEET;**

**THENCE CONTINUING WITH THE NORTH AND WEST LINES OF THE SAID SMITH TRACT THE NEXT 4 COURSES AND DISTANCES;**

- 1) SOUTH 57 DEGREES 42 MINUTES 05 SECONDS WEST 366.72 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

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- 2) SOUTH 08 DEGREES 10 MINUTES 36 SECONDS WEST 67.62 FEET TO A POINT;
- 3) SOUTH 58 DEGREES 07 MINUTES 29 SECONDS WEST 278.39 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN IRON PIN SET AT 10.00 FEET;
- 4) SOUTH 19 DEGREES 17 MINUTES 12 SECONDS WEST 162.70 FEET TO A POINT, SAID POINT BEING NORTH 19 DEGREES 17 MINUTES 40 SECONDS EAST 0.44 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

**THENCE** WITH THE SOUTH LINE OF THE TRACT CONVEYED TO MARIAN KEFFER (DEED VOLUME 876, PAGE 61), NORTH 89 DEGREES 43 MINUTES 59 SECONDS WEST 174.03 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE WEST LINE OF SECTION 18;

**THENCE** WITH THE WEST LINE OF SECTION 18 NORTH 03 DEGREES 34 MINUTES 12 SECONDS EAST 2620.78 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 62.811 MORE OR LESS ACRES TOTAL, OF WHICH 62.159 ACRES IS IN THE NORTHEAST QUARTER OF SECTION 18 AND 0.652 ACRES ARE IN THE SOUTHEAST QUARTER OF SECTION 18, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 47 (PLEASANT VALLEY 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 72.854 ACRES BY GEORGE WESLEY SCHWEITZER (PS 6736), DATED JULY 22, 1982.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 25<sup>TH</sup> DAY OF JUNE 2004.

**OFFICE COPY**  
**NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *AMB*

7-7-2004 NOTE DISTANCE ADDED TO P.1  
OF DESCRIPTION

# SURVEY FOR TOM DAVY/KEFFER

AUDITORS PARCEL NUMBERS  
25-25-30-18-02-000 (ALL) 62.159 ± ACRES  
25-25-30-18-03-002 (ALL) 0.652 ± ACRES

BEING A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 72.854 ACRES BY GEORGE WESLEY SCHWEITZER (PS 6736), DATED JULY 22, 1982.

L. & P. SMITH  
VOL. 1111, PAGE 187

S.87°29'55"E. 1357.03' SECTION 13 3/4" PIPE

NORTHWEST CORNER SECTION 18 SECTION 18

SCALE 1"=300'  
0 150 300 600

RESEARCH:  
VOL. 523, PG. 196  
VOL. 876, PG. 61  
PREVIOUS SURVEYS BY  
G.W. SCHWEITZER DATED  
JULY AND AUGUST 1982.  
PREVIOUS SURVEY OF  
2.557 ACRES BY T.J.  
FINLEY (PS 7222), DATED  
12/02/94.  
U.S.G.S. (GRATIOT QUAD)  
MUSKINGUM CO. TAX MAP

## CURVE DATA

No.	CHORD BEARING	CHORD	ARC	RADIUS
C1	S.10°04'17"W.	217.66	218.43	748.62
C2	S.15°16'51"W.	208.63	210.34	476.01
C3	S.17°53'20"W.	159.58	160.40	457.19
C4	S.13°56'39"W.	166.79	167.10	786.03
C5	S.17°10'24"W.	95.75	95.79	963.99
C6	S.09°06'46"W.	250.08	250.43	1376.05
C7	S.10°31'50"E.	236.27	238.79	474.13

## LINE DATA

No.	BEARING	DISTANCE
1	S.03°36'21"W.	33.23'
2	S.18°25'49"W.	3.82'
3	S.01°42'44"W.	217.36'
4	S.02°37'20"W.	105.95'
5	S.27°56'23"W.	151.88'
6	S.07°50'18"W.	119.70'
7	S.14°19'35"W.	195.11'
8	S.24°57'23"E.	61.21'
9	S.08°10'36"W.	67.62'
10	S.19°17'12"W.	162.70'

## LEGEND

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

MARIAN KEFFER  
VOL. 523, PAGE 196-(62.159 ± ACRES)  
VOL. 876, PAGE 61-(0.652 ± ACRES)

62.811 ± ACRES (TOTAL)

62.159 ± ACRES

M. SMITH  
VOL. 1006, PAGE 533  
VOL. 1102, PAGE 212

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY *[Signature]*

7-7-2004

N.89°43'59"W. 174.03'  
N.19°17'40"E. 0.44'

BIEDENBACH ENGINEERING, INC.  
ZANESVILLE, OHIO  
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I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 25th DAY OF MAY, 2004.

OFFICE COPY  
NOT RECORDABLE  
REGISTERED SURVEYOR #6923

DRAWN BY: AJS	DATE: 06-25-04
SCALE: 1"=300'	CHECKED BY: MDN
JOB NO: 5062	DRAWING NO: D:\5062\5062