

## W. J. Biedenbach &amp; Associates

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Surveying and Mapping

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P. ISNER  
VOLUME 1059, PAGE 533  
AUDITORS PARCEL NUMBER 25-25-48-03-02-000 (ALL)

BEING A PART OF OUTLOT #3 IN WILSON'S ADDITION OF MT. STERLING AS RECORDED IN DEED BOOK "K", PAGE 726 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN TOWNSHIP 1, RANGE 9, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID OUTLOT #3;

THENCE SOUTH 02 DEGREES 36 MINUTES 56 SECONDS EAST 30.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE NORTH 87 DEGREES 23 MINUTES 04 SECONDS EAST 132.00 FEET, ALONG THE SOUTH LINE OF A TRACT CONVEYED TO M. & A. HOLBERT BY DEED RECORDED IN VOLUME 1109, PAGE 204 OF THE SAID COUNTY RECORDS, TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE NORTH 02 DEGREES 36 MINUTES 56 SECONDS WEST 30.00 FEET TO AN EXISTING IRON PIN (1-1/4 INCH PIPE);

THENCE NORTH 87 DEGREES 23 MINUTES 04 SECONDS EAST 118.50 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTH LINE OF LOT 50 OF THE VILLAGE OF MT. STERLING, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE NORTH 87 DEGREES 23 MINUTES 04 SECONDS EAST 228.50 FEET TO AN IRON PIN SET ON THE WEST LINE OF A TRACT CONVEYED TO F. KNAUP BY DEED RECORDED IN VOLUME 497, PAGE 606 OF THE SAID COUNTY RECORDS;

THENCE WITH THE WEST LINE OF SAID KNAUP TRACT, SOUTH 05 DEGREES 39 MINUTES 15 SECONDS WEST 454.03 FEET TO A POINT IN THE CENTER OF UNITED STATES ROUTE 40 (WEST PIKE), PASSING AN IRON PIN SET AT 329.37 FEET;

THENCE WITH THE CENTER OF SAID UNITED STATES ROUTE 40, NORTH 84 DEGREES 13 MINUTES 30 SECONDS WEST 219.94 FEET TO A POINT;

THENCE LEAVING SAID UNITED STATES ROUTE AND WITH THE EAST LINE OF A 2.202 MORE OR LESS ACRE TRACT CONVEYED TO STEVEN R. PAR, SR. AND CONNIE PAR BY DEED RECORDED IN VOLUME 1132, PAGE 941 OF THE SAID COUNTY RECORDS, NORTH 04 DEGREES 52 MINUTES 46 SECONDS EAST 420.81 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 86.92 FEET.

CONTAINING 2.238 MORE OR LESS ACRES TOTAL WITH 0.445 MORE OR LESS ACRES BEING IN THE STATE OF OHIO EASEMENT, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF UNITED STATES ROUTE 40 AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

BEARINGS ARE BASED ON THE PLAT BEARING OF UNITED STATES ROUTE 40 TAKEN FROM THE RIGHT-OF-WAY PLANS.

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 MARCH, 1998.

**OFFICE COPY**  
**NOT RECORDABLE**  
MICHAEL J. BIEDENBACH  
REGISTERED SURVEYOR #6923

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY W. J. BIEDENBACH

3-26-98

# SURVEY FOR DON THOMPSON REALTY

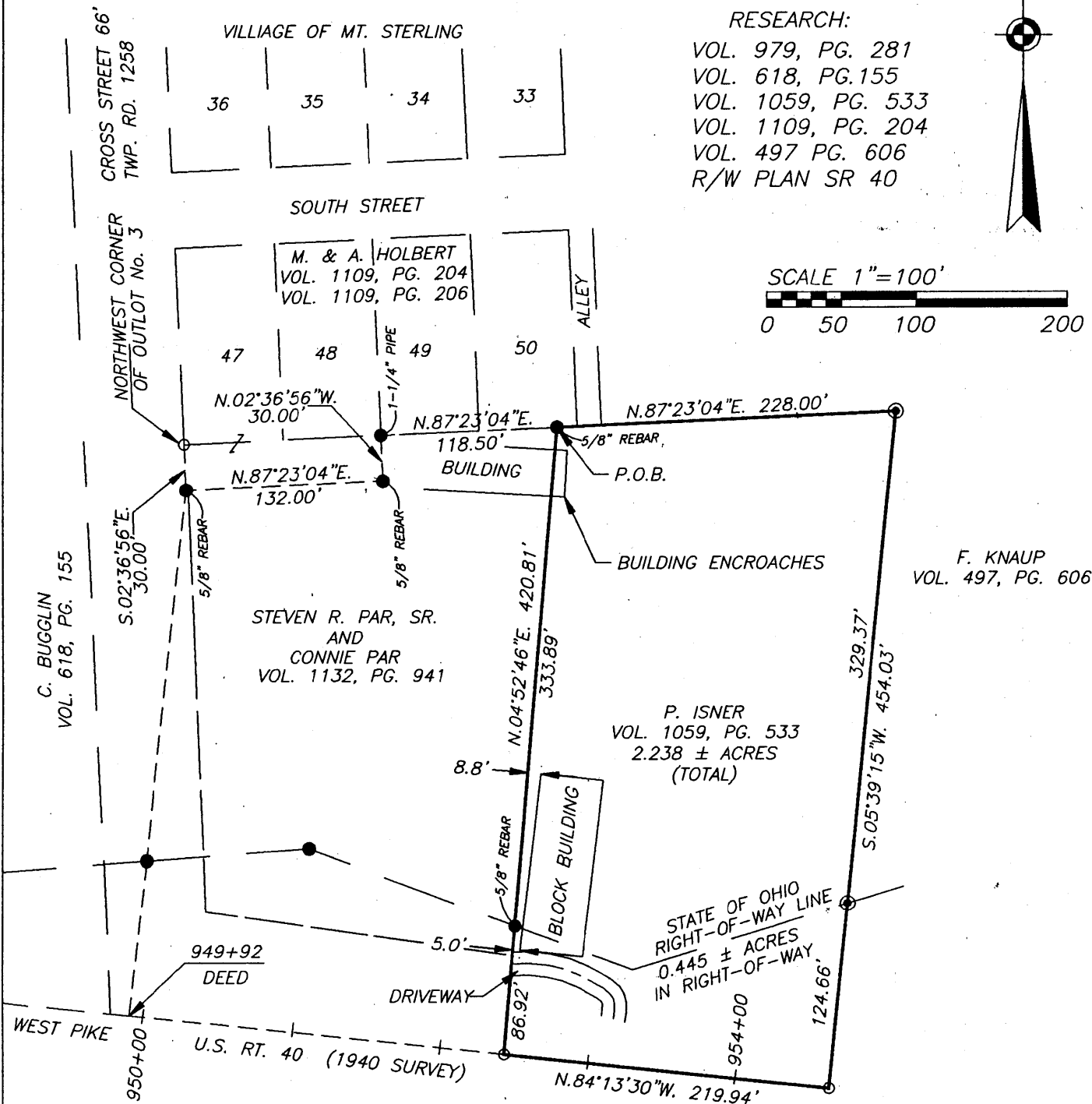
AUDITORS PARCEL NUMBER  
25-25-48-03-02-000 (ALL)

BEING A PART OF OUTLOT #3 IN WILSON'S ADDITION TO THE VILLAGE OF MT. STERLING AS  
RECORDED IN DEED BOOK "K", PAGE 726 OF THE MUSKINGUM COUNTY DEED RECORDS,  
SITUATED IN TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL  
TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PLAT BEARING OF UNITED STATES ROUTE 40 AS  
TAKEN FROM THE RIGHT-OF-WAY PLANS

## RESEARCH:

VOL. 979, PG. 281  
VOL. 618, PG. 155  
VOL. 1059, PG. 533  
VOL. 1109, PG. 204  
VOL. 497 PG. 606  
R/W PLAN SR 40



DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY: *[Signature]*  
3-26-98

## LEGEND

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

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 MARCH, 1998.

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(614) 453-4850

DRAWN BY:  
AJS

DATE:  
03-25-98

SCALE:  
1"=100'

CHECKED BY:  
WJB

JOB No.  
4290

DRAWING No.  
D:\4290\4290