

29-20-51-09-001

13014 WEST CARLISLE RD

# Biedenbach Surveying, Inc.

Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Telephone (740) 453-4850  
Fax (740) 450-1000

**JAMES PRIEST**

AUDITORS PARCEL NUMBER 29-29-20-51-09-000 (PART)

BEING A PART OF THE TRACT CONVEYED TO JAMES PRIEST BY DEED RECORDED IN VOLUME 952, PAGE 87 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE WEST HALF OF LOT 7 OF QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 9, OF THE UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF THE SAID WEST HALF OF LOT 7;**

**THENCE WITH THE EAST LINE OF THE SAID WEST HALF, SOUTH 03 DEGREES 09 MINUTES 06 SECONDS EAST 1343.37 FEET (BY DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR);**

**THENCE CONTINUING WITH THE SAID EAST LINE, SOUTH 02 DEGREES 31 MINUTES 13 SECONDS EAST 96.95 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE CONTINUING WITH THE SAID EAST LINE, SOUTH 02 DEGREES 31 MINUTES 13 SECONDS EAST 311.24 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);**

**THENCE WITH THE NORTH LINE OF TRACTS CONVEYED TO J. & M. RIDGEWAY (DEED VOLUME 1111, PAGE 191) AND D. & S. MOSHOLDER (DEED VOLUME 1054, PAGE 573), SOUTH 86 DEGREES 48 MINUTES 30 SECONDS WEST 441.31 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);**

**THENCE WITH THE WEST LINE OF THE SAID MOSHOLDER TRACT, SOUTH 01 DEGREES 45 MINUTES 56 SECONDS WEST 520.00 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 94 (WEST CARLISLE ROAD), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 486.24 FEET;**

**THENCE WITH THE CENTER OF COUNTY ROAD 94 (OLD LOCATION), NORTH 48 DEGREES 42 MINUTES 46 SECONDS WEST 268.00 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);**

**THENCE CONTINUING WITH THE CENTER OF SAID COUNTY ROAD 94 (OLD LOCATION), NORTH 79 DEGREES 13 MINUTES 26 SECONDS WEST 39.23 FEET TO A POINT;**

**THENCE LEAVING THE SAID ROAD AND TRAVERSING INTO THE ABOVE SAID PRIEST TRACT, NORTH 08 DEGREES 33 MINUTES 30 SECONDS WEST 506.95 FEET TO AN IRON PIN SET, PASSING IRON PINS SET AT 20.87 FEET AND 236.79 FEET;**

**THENCE NORTH 86 DEGREES 47 MINUTES 25 SECONDS EAST 276.83 FEET TO AN IRON PIN SET;**

**THENCE NORTH 71 DEGREES 08 MINUTES 40 SECONDS EAST 230.55 FEET TO AN IRON PIN SET;**

**THENCE NORTH 73 DEGREES 10 MINUTES 15 SECONDS EAST 275.54 FEET TO THE PLACE OF BEGINNING.**

**CONTAINING 6.454 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 94 (WEST CARLISLE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.**

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 56.738 ACRE TRACT AS PERFORMED BY W. J. BIEDENBACH PS#5718, DATED NOVEMBER 3, 1982 AS RECORDED IN VOLUME 952, PAGE 87 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY AND DESCRIPTION TO BE CORRECTLY PREPARED BY ME, THIS 27<sup>TH</sup> DAY OF JANUARY 2006.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923



APPROVED FOR CLOSURE

*[Signature]* 2/2/2006

# SURVEY FOR JIM PRIEST

AUDITORS PARCEL NUMBER  
29-29-20-51-09-000 (PART)

BEING A PART OF THE WEST HALF OF LOT 7 OF QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 9, OF THE UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 56.738 ACRES, COMPLETED BY W. J. BIEDENBACH, PS #5718, DATED NOVEMBER 3, 1982 AS DESCRIBED IN DEED BOOK VOLUME 952, PAGE 87 OF THE MUSKINGUM COUNTY DEED RECORDS.

APPROVED FOR CLOSURE

*[Signature]* 2/2/2006

## LEGEND

- EXISTING IRON PIN  
(3/4" PIPE W/WJB CAP  
UNLESS OTHERWISE INDICATED)
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAP)
- ANGLE POINTS

MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION

*[Signature]*  
2/9/2006 *[Signature]*  
Date *[Signature]*

NORTHEAST CORNER  
OF THE WEST HALF  
OF LOT 7

Approved For Transfer  
On Lot Sewage Proposed  
Date 2.8.2006  
*[Signature]*

Zanesville-Muskingum County  
Health Department

J. PRIEST  
VOL. 952, PG. 87

S.02°31'13"E.  
96.95'

N.73°10'15"E.  
275.54'

N.86°47'25"E.  
276.83'

J. PRIEST  
VOL. 952, PG. 87  
6.454 ± ACRES

S.86°48'30"W. 441.31'

J. & M. RIDGEWAY  
VOL. 1111, PG. 191

D. & S. MOSHOLDER  
VOL. 1054, PG. 573

BOWERSTON SHALE CO.  
VOL. 504, PG. 562

CENTERLINE OF ABANDONED ROAD  
CENTERLINE OF CO. RD. 94  
(WEST CARLISLE ROAD)

D. DOTSON  
VOL. 1143, PG. 530

SCALE 1"=150'

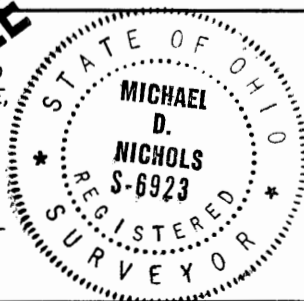
0 75 150 300

## RESEARCH

DEED VOL. 952, PG. 87  
DEED VOL. 1054, PG. 573  
PREVIOUS SURVEY OF A 56.738 AC. TRACT  
COMPLETED NOV. 3, 1982 BY W.J. BIEDENBACH  
PS 5718  
MUSKINGUM COUNTY AUDITOR WEB SITE  
MUSKINGUM COUNTY TAX MAPS

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THAT THE ABOVE PLAT AND  
SURVEY TO BE CORRECTLY PREPARED BY ME,  
THIS 27th DAY OF JANUARY, 2006.

*[Signature]*  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS,  
RIGHT OF WAYS, OR RESTRICTIONS, WHETHER  
RECORDED OR IMPLIED. THIS PLAT IS INTENDED  
FOR THE LEGAL TRANSFER OF THE PROPERTY  
SHOWN AND DOES NOT INTEND TO SHOW ANY  
OR ALL OF THE EASEMENTS, RIGHT OF WAYS,  
RESTRICTIONS OR ENCROACHMENTS UNLESS  
OTHERWISE INDICATED.

BIEDENBACH SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701  
phone: 740-453-4850, fax: 740-450-1000, email: biedenbach@ee.net

DRAWN BY: DEL

DATE: 01-27-06

SCALE: 1"=150'

CHECKED BY: MDN

JOB NO: 5196

DRAWING NO:  
C:\JOB\FOLDER\5196