

CINDY MOHLER
AUDITORS PARCEL NUMBER
38-38-60-02-02-000 (PART)

BEING A PART OF THE TRACT CONVEYED TO RAYMOND H. MOHLER IN VOLUME 1042, PAGE 287 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIPS 1 AND 2, TOWNSHIP 2, RANGE 7, OF THE UNITED STATES MILITARY LANDS, MADISON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHWEST CORNER OF QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 7;

THENCE WITH THE NORTH LINE OF THE SAID QUARTER TOWNSHIP, ALSO BEING THE SOUTH LINE OF FRACTIONAL SECTION 23, TOWNSHIP 3, RANGE 7 AND THE SOUTH LINE OF A TRACT CONVEYED TO D. AND C. BICE, TRUSTEES IN O.R. VOLUME 1858, PAGE 74 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SOUTH 88 DEGREES 15 MINUTES 57 SECONDS EAST, PASSING AN IRON PIN SET AT 499.33 FEET, A TOTAL DISTANCE OF 535.06 FEET TO A POINT IN THE CENTERLINE OF MADISON HALL ROAD (TOWNSHIP ROAD 164), SAID POINT BEING NORTH 88 DEGREES 15 MINUTES 57 SECONDS WEST 823.80 FEET FROM AN EXISTING IRON PIN (ALUMINUM MONUMENT);

THENCE LEAVING THE SAID NORTH LINE AND TRAVERSING INTO THE ABOVE SAID MOHLER TRACT WITH THE CENTERLINE OF THE SAID TOWNSHIP ROAD, THE FOLLOWING SEVEN COURSES AND DISTANCES:

1. SOUTH 41 DEGREES 34 MINUTES 08 SECONDS WEST 84.34 FEET TO A POINT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 133.76 FEET (CHORD BEARING SOUTH 15 DEGREES 51 MINUTES 08 SECONDS WEST 98.85 FEET) AN ARC LENGTH OF 101.25 FEET TO A POINT;
3. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 820.26 FEET (CHORD BEARING SOUTH 10 DEGREES 37 MINUTES 58 SECONDS EAST 169.64 FEET) AN ARC LENGTH OF 169.94 FEET TO A POINT;
4. SOUTH 24 DEGREES 11 MINUTES 14 SECONDS EAST 194.17 FEET TO A POINT;
5. SOUTH 30 DEGREES 30 MINUTES 31 SECONDS EAST 120.95 FEET TO A POINT;
6. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 37.76 FEET (CHORD BEARING SOUTH 12 DEGREES 06 MINUTES 20 SECONDS WEST 52.23 FEET) AN ARC LENGTH OF 57.67 FEET TO A POINT;
7. SOUTH 54 DEGREES 43 MINUTES 00 SECONDS WEST 102.55 FEET TO A POINT, SAID POINT BEING NORTH 46 DEGREES 29 MINUTES 38 SECONDS EAST 70.13 FEET FROM AN IRON PIN SET;

THENCE LEAVING THE SAID TOWNSHIP ROAD AND CONTINUING THROUGH THE SAID MOHLER TRACT, SOUTH 76 DEGREES 39 MINUTES 20 SECONDS WEST 247.12 FEET TO A POINT IN THE CENTER OF MOLLIES ROCK ROAD (COUNTY ROAD 40);

THENCE WITH THE SAID COUNTY ROAD AND CONTINUING THROUGH THE SAID MOHLER TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 217.90 FEET (CHORD BEARING NORTH 86 DEGREES 00 MINUTES 47 SECONDS WEST 111.73 FEET) AN ARC LENGTH OF 113.00 FEET TO A POINT;
2. NORTH 69 DEGREES 59 MINUTES 30 SECONDS WEST 211.48 FEET TO A POINT AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO R.H. MOHLER IN VOLUME 742, PAGE 63;

THENCE LEAVING THE SAID COUNTY ROAD AND WITH THE EAST LINE OF THE SAID R.H. MOHLER (VOLUME 742, PAGE 63) TRACT, NORTH 18 DEGREES 41 MINUTES 53 SECONDS EAST 153.24 FEET TO AN IRON PIN SET IN THE R.H. MOHLER (VOLUME 1042, PAGE 287) TRACT, PASSING AN IRON PIN SET AT 38.71 FEET;

THENCE CONTINUING THROUGH THE ABOVE SAID MOHLER (VOLUME 1042, PAGE 287) TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 71 DEGREES 51 MINUTES 01 SECONDS WEST 298.11 FEET TO AN IRON PIN SET;
2. SOUTH 18 DEGREES 11 MINUTES 45 SECONDS WEST 150.39 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID COUNTY ROAD, PASSING AN IRON PIN SET AT 119.99 FEET;

THENCE WITH THE SAID COUNTY ROAD AND CONTINUING THROUGH THE SAID MOHLER (VOLUME 1042, PAGE 287) TRACT THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 71 DEGREES 18 MINUTES 04 SECONDS WEST 13.02 FEET TO A POINT;
2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 269.94 FEET (CHORD BEARING NORTH 54 DEGREES 44 MINUTES 51 SECONDS WEST 128.85 FEET) AN ARC LENGTH OF 130.11 FEET TO A POINT;

Biedenbach Surveying, Inc.

3010 East Pike
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850
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3. NORTH 39 DEGREES 28 MINUTES 25 SECONDS WEST 563.58 FEET TO A POINT ON THE EAST LINE OF A TRACT CONVEYED TO R. AND D. HOOPER IN VOLUME 521, PAGE 53, SAID POINT BEING NORTH 00 DEGREES 56 MINUTES 28 SECONDS EAST 1008.84 FEET FROM AN EXISTING IRON PIN (ALUMINUM MONUMENT);

THENCE WITH THE EAST LINE OF THE SAID HOOPER TRACT, NORTH 00 DEGREES 56 MINUTES 28 SECONDS EAST 138.00 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF THE ABOVE SAID BICE TRACT, PASSING AN IRON PIN SET AT 40.35 FEET;

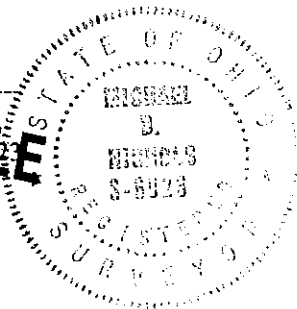
THENCE WITH THE SOUTH LINE OF THE SAID BICE TRACT, ALSO BEING THE NORTH LINE OF QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 7, SOUTH 87 DEGREES 15 MINUTES 56 SECONDS EAST 776.75 FEET TO THE PLACE OF BEGINNING;

CONTAINING 17.149 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF MADISON HALL ROAD (TOWNSHIP ROAD 164), MOLLIES ROCK ROAD (COUNTY ROAD 40) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON PLAT 14 OF THE PREVIOUS SURVEY OF THE TRI-VALLEY WILDLIFE AREA FOR THE OHIO DEPARTMENT OF NATURAL RESOURCES DATED DECEMBER 1, 1998 BY LINN ENGINEERING, INC.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 3RD DAY OF MARCH, 2011, FROM A FIELD SURVEY COMPLETED THE 2ND DAY OF MARCH, 2011.

**OFFICE COPY
NOT RECORDABLE**
MICHAEL D. BIEDENBACH
REGISTERED SURVEYOR



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

3/10/11
Date

Fee Paid

ALB 3/8/2011

R. & D. HOOPER
VOL. 521, PG. 53

D. & C. BICE, TRUSTEES
O.R. VOL. 1858, PG. 74

BEING A PART OF THE TRACT CONVEYED TO RAYMOND H. MOHLER IN VOLUME 1042, PAGE 287 OF THE MUSKINGUM COUNTY DEED RECORDS SITUATED IN QUARTER TOWNSHIPS 1 AND 2, TOWNSHIP 2, RANGE 7, OF THE UNITED STATES MILITARY LANDS, MADISON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON PLAT 14 OF THE PREVIOUS SURVEY OF THE TRI-VALLEY WILDLIFE AREA FOR THE OHIO DEPARTMENT OF NATURAL RESOURCES DATED DECEMBER 1, 1998 BY LINN ENGINEERING, INC.

D. & C. BICE, TRUSTEES
O.R. VOL. 1858, PG. 74

R. & D. HOOPER
VOL. 521, PG. 53

RAYMOND H. MOHLER
VOL. 1042, PG. 287
17.149 ACRES

R.H. MOHLER
VOL. 1042, PG. 287

CHORD - N54°44'51"W 128.85'
RAD - 269.94'
ARC - 130.11'

R.H. MOHLER
VOL. 1042, PG. 287

R.H. MOHLER
VOL. 1042, PG. 287

CHORD - N86°00'47"W 111.73'
RAD - 217.90'
ARC - 113.00'

CHORD - S12°06'20"W 52.23'
RAD - 37.76'
ARC - 57.67'

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

3/10/11
Date

3/10/11 Date Fee Paid

LEGEND

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

SCALE 1"=100'
0 50 100 200

RESEARCH

DEEDS AS SHOWN
DEED VOL. 61, PG. 558
DEED VOL. 61, PG. 562
DEED VOL. 369, PG. 451
DEED VOL. 169, PG. 193
PREVIOUS SURVEY FOR OWNERS OF TRI-VALLEY WILDLIFE AREA (PLAT 9, 13 & 14) DATED DEC. 1, 1998 BY LINN ENGINEERING INC.
PREVIOUS SURVEY OF A 0.67 AC. TRACT COMPLETED APRIL 24, 1967 BY L.P. DINAN PSS451
PREVIOUS SURVEY OF A 7.941 AC. TRACT COMPLETED APRIL 27, 1977 BY W.J. BIEDENBACH PSS718
PREVIOUS SURVEY OF A 19.93 AC. TRACT COMPLETED JUNE 22, 1981 BY L.P. DINAN PSS451
PREVIOUS SURVEY OF A 0.8734 AC. TRACT COMPLETED DEC. 05, 1989 BY W.J. BIEDENBACH PSS718
PREVIOUS SURVEY OF A 17.0144 AC. TRACT COMPLETED NOV. 1996 BY S.M. BOWMAN PSS7135
MUSKINGUM COUNTY TAX MAPS
MUSKINGUM COUNTY GIS
USGS ADAMSVILLE QUADRANGLE

NOTE 1:
NO ORIGINAL MONUMENTATION WAS FOUND FOR THE R. MOHLER (VOL. 742, PG. 63) TRACT. TRACT WAS CONSTRUCTED FROM LOCATED CENTERLINE AND EVIDENCE OF OCCUPATION.

NOTE 2:
NORTH LINE PRORATED FROM CALCULATED NORTHWEST CORNER OF QUARTER TOWNSHIP 1 AND EXISTING MONUMENTATION (1/2" REBAR) TO THE WEST. DEED DIMENSIONS ARE BASED ON DEED VOLUME 61, PAGE 558, AND DEED VOLUME 61, PAGE 562.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 3rd DAY OF MARCH 2011, FROM A FIELD SURVEY COMPLETED THE 2nd DAY OF MARCH 2011.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, 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.

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EMAIL: BEI@OHIOHRR.COM

SURVEY FOR
CINDY MOHLER

AUDITORS PARCEL NUMBER
38-38-60-02-02-000 (PART)

DRAWN BY: JNL 02/16/11
CHECKED BY: JNL 02/16/11
FILENAME: Z:\5488\5488.dwg
PLOT DATE: 03/03/11

REVISIONS

INITIAL - DATE

SHEET NO.
S-1

SCALE: