

38-60-03-10-001
1520 MOLLIES ROCK RD

Biedenbach Engineering, Inc.

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ROBERT M. AND WILLIAM D. MARSHALL
AUDITORS PARCEL NUMBER 38-38-60-03-10-000 (PART)

BEING A PART OF THE 48.4 ACRE TRACT CONVEYED TO ROBERT M. AND WILLIAM D. MARSHALL BY DEED RECORDED IN VOLUME 1161, PAGE 915 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 7, OF THE UNITED STATES MILITARY LANDS, MADISON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID QUARTER TOWNSHIP 3;

THENCE WITH THE SOUTH LINE OF SAID QUARTER TOWNSHIP, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 3318.64 FEET (BY DEED) TO AN EXISTING IRON PIN (RAILROAD RAIL IN CONCRETE);

THENCE CONTINUING WITH THE SAID SOUTH LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 2034.80 FEET (BY DEED) TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO MICHAEL MILLER (DEED VOLUME 972, PAGE 127);

THENCE CONTINUING WITH THE SAID SOUTH LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1829.08 FEET TO A POINT;

THENCE LEAVING THE SAID SOUTH LINE, NORTH 00 DEGREES 34 MINUTES 14 SECONDS WEST 515.28 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING NORTH 00 DEGREES 34 MINUTES 14 SECONDS WEST 652.20 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 40 (MOLLIES ROCK ROAD), PASSING IRON PINS SET AT 461.81 FEET AND 629.21 FEET;

THENCE WITH THE CENTER OF SAID COUNTY ROAD AND THE SOUTH LINE OF A TRACT CONVEYED TO NEAL A. AND BARBARA J. HAWK (DEED VOLUME 1120, PAGE 300) THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 76 DEGREES 52 MINUTES 53 SECONDS EAST 93.86 FEET TO A POINT,
2. NORTH 82 DEGREES 00 MINUTES 04 SECONDS EAST 116.12 FEET TO A POINT,
3. SOUTH 89 DEGREES 35 MINUTES 33 SECONDS EAST 70.02 FEET TO A POINT,
4. SOUTH 86 DEGREES 27 MINUTES 53 SECONDS EAST 173.68 FEET TO A POINT,

THENCE LEAVING THE SAID ROAD, SOUTH 00 DEGREES 34 MINUTES 14 SECONDS EAST 673.97 FEET TO AN IRON PIN SET, PASSING IRON PINS SET AT 19.60 FEET AND 197.27 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 46 SECONDS WEST 450.00 FEET TO PLACE OF BEGINNING.

CONTAINING 7.000 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 40 AND ALL OTHER APPLICABLE EASEMENTS.

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

BEARINGS ARE THE PREVIOUS SURVEY OF A 225.518 ACRE TRACT BY W. H. DERWACTER (P.S. 5437) DATED JULY 7, 1989.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 12TH DAY OF SEPTEMBER 2001.

OFFICE COPY
NOT RECORDABLE
MICHAEL J. BIEDENBACH
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY K. Buckley
9-13-2001

SURVEY FOR MIKE MARSHALL

AUDITORS PARCEL NUMBER
38-38-60-03-10-000 (PART)

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BEARINGS ARE THE PREVIOUS SURVEY OF A 225.518 ACRE TRACT BY W. H. DERWACTER (P.S. 5437) DATED JULY 7, 1989.

RESEARCH:

VOL. 636, PG. 68
VOL. 972, PG. 127
MUSKINGUM CO. TAX MAP

PREVIOUS SURVEY OF
225.518 ACRES BY W. H.
DERWACTER (P.S. 5437),
DATED JULY 7, 1989.

NEAL A. & BARBARA J. HAWK
VOL. 1120, PG. 300

SCALE 1"=150'

COUNTY ROAD 40
(MOLLIES ROCK ROAD)

LEGEND

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

ROBERT M. & WILLIAM D.
MARSHALL
VOL. 1161, PG. 915

ROBERT M. & WILLIAM D.
MARSHALL
VOL. 1161, PG. 915
7.000 ± ACRES

ROBERT M. & WILLIAM D.
MARSHALL
VOL. 1161, PG. 915

P.O.B.

ROBERT M. & WILLIAM D.
MARSHALL
VOL. 1161, PG. 915

SOUTHWEST CORNER OF
QUARTER TOWNSHIP 3

RAILROAD RAIL
IN CONCRETE

N. 90°00'00"E. 3318.64' (DEED)
N. 90°00'00"E. 2034.80' (DEED)
N. 90°00'00"E. 1829.08' (DEED)

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *K. Backus*
9-12-2001

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 9th DAY OF DECEMBER, 2001.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

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

DRAWN BY: AJS	DATE: 09-12-01
SCALE: 1"=150'	CHECKED BY: MDN
JOB NO: 4728	DRAWING NO: D:\4728\4728