

Biedenbach Surveying, Inc.

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Zanesville, OH 43701

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E-mail BEI@rohio.com

BART HARTMAN
AUDITORS PARCEL NUMBER
47-47-08-01-05-000 (PART)

BEING A PART OF THE 12.55 ACRES CONVEYED TO BART A. HARTMAN IN O.R. VOLUME 2005, PAGE 432 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 15, RANGE 14 OF THE CONGRESS LANDS EAST OF THE SCIOTO, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5;

THENCE WITH THE EAST LINE OF THE SAID SOUTHWEST QUARTER, NORTH 03 DEGREES 16 MINUTES 50 SECONDS EAST 1300.02 FEET (DEED) TO A POINT;

THENCE LEAVING THE SAID EAST LINE AND WITH THE SOUTH LINE OF A TRACT CONVEYED TO S.R. AND D.G. RINE (O.R. VOLUME 2264, PAGE 163), SOUTH 77 DEGREES 13 MINUTES 30 SECONDS WEST 1362.66 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE WEST LINE OF THE SAID RINE TRACT, NORTH 02 DEGREES 55 MINUTES 10 SECONDS EAST 399.99 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO R. DODSON (VOLUME 1111, PAGE 416 OF THE MUSKINGUM COUNTY DEED RECORDS), NORTH 87 DEGREES 04 MINUTES 27 SECONDS WEST 801.41 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID DODSON SOUTH LINE AND TRAVERSING THROUGH THE ABOVE SAID HARTMAN TRACT THE FOLLOWING SIX COURSES AND DISTANCES:

1. SOUTH 17 DEGREES 59 MINUTES 45 SECONDS EAST 397.85 FEET TO AN IRON PIN SET;
2. SOUTH 02 DEGREES 04 MINUTES 19 SECONDS WEST 50.81 FEET TO AN IRON PIN SET;
3. NORTH 82 DEGREES 45 MINUTES 04 SECONDS WEST 62.06 FEET TO AN IRON PIN SET;
4. SOUTH 75 DEGREES 16 MINUTES 05 SECONDS WEST 117.66 FEET TO AN IRON PIN SET;
5. NORTH 82 DEGREES 26 MINUTES 55 SECONDS WEST 140.15 FEET TO AN IRON PIN SET;
6. NORTH 33 DEGREES 14 MINUTES 07 SECONDS WEST 156.88 FEET TO A POINT, SAID POINT BEING NORTH 03 DEGREES 11 MINUTES 28 SECONDS EAST 25.18 FEET FROM AN IRON PIN SET;

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO S.A. AND S. JARRETT (VOLUME 1129, PAGE 350), NORTH 37 DEGREES 11 MINUTES 41 SECONDS EAST 381.75 FEET TO A POINT IN TOWNSHIP ROAD 276 (STINE ROAD);

THENCE WITH THE ABOVE SAID DODSON SOUTH LINE, SOUTH 87 DEGREES 04 MINUTES 27 SECONDS EAST 48.48 FEET TO THE **PLACE OF BEGINNING**;

CONTAINING 2.568 ACRES TOTAL, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF TOWNSHIP ROAD 276 (STINE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

ALSO THE RIGHT TO USE THE FOLLOWING DRIVEWAY EASEMENT

BEING A PART OF THE 12.55 ACRES CONVEYED TO BART A. HARTMAN IN O.R. VOLUME 2005, PAGE 432 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 15, RANGE 14 OF THE CONGRESS LANDS EAST OF THE SCIOTO, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5;

THENCE WITH THE EAST LINE OF THE SAID SOUTHWEST QUARTER, NORTH 03 DEGREES 16 MINUTES 50 SECONDS EAST 1300.02 FEET (DEED) TO A POINT;

THENCE LEAVING THE SAID EAST LINE AND WITH THE SOUTH LINE OF A TRACT CONVEYED TO S.R. AND D.G. RINE (O.R. VOLUME 2264, PAGE 163), SOUTH 77 DEGREES 13 MINUTES 30 SECONDS WEST 1362.66 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE WEST LINE OF THE SAID RINE TRACT, NORTH 02 DEGREES 55 MINUTES 10 SECONDS EAST 399.99 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO R. DODSON (VOLUME 1111, PAGE 416 OF THE MUSKINGUM COUNTY DEED RECORDS), NORTH 87 DEGREES 04 MINUTES 27 SECONDS WEST 801.41 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

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THENCE LEAVING THE SAID DODSON SOUTH LINE AND TRAVERSING INTO THE ABOVE SAID HARTMAN TRACT THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 17 DEGREES 59 MINUTES 45 SECONDS EAST 397.85 FEET TO AN IRON PIN SET;
2. SOUTH 02 DEGREES 04 MINUTES 19 SECONDS WEST 50.81 FEET TO AN IRON PIN SET;
3. NORTH 82 DEGREES 45 MINUTES 04 SECONDS WEST 62.06 FEET TO AN IRON PIN SET;
4. SOUTH 75 DEGREES 16 MINUTES 05 SECONDS WEST 117.66 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE PLACE OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING INTO THE SAID HARTMAN TRACT THE FOLLOWING FOUR COURSES AND DISTANCES:

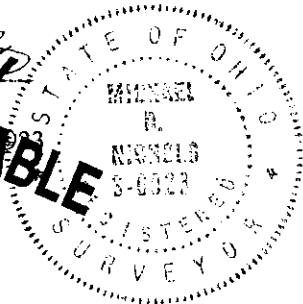
1. SOUTH 07 DEGREES 33 MINUTES 05 SECONDS WEST 20.00 FEET TO A POINT;
2. NORTH 82 DEGREES 26 MINUTES 55 SECONDS WEST 82.19 FEET TO A POINT;
3. NORTH 36 DEGREES 45 MINUTES 51 SECONDS WEST 27.95 FEET TO A POINT, SAID POINT BEING SOUTH 82 DEGREES 26 MINUTES 55 SECONDS EAST 38.44 FEET FROM AN IRON PIN SET;
4. SOUTH 82 DEGREES 26 MINUTES 55 SECONDS EAST 101.71 FEET TO THE PLACE OF BEGINNING;

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

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 12.55 ACRES TRACT COMPLETED NOVEMBER 26, 1999 BY C.R. HARKNESS PS 6885.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 4th DAY OF JUNE, 2010, FROM A FIELD SURVEY COMPLETED THE 26th DAY OF MAY, 2010.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/30/10
Date

Fee Paid

DESCRIPTION

APPROVED

By:

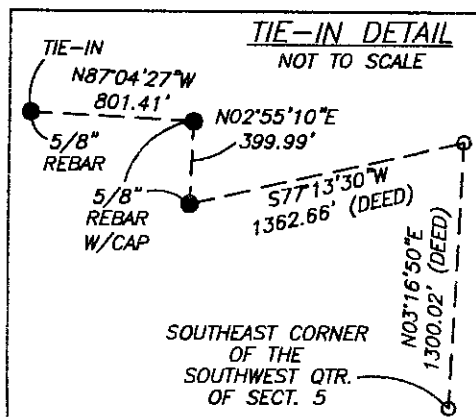
6/9/2010

SURVEY FOR BART HARTMAN

AUDITORS PARCEL NUMBER
47-47-08-01-05-000 (PART)

BEING A PART OF THE 12.55 ACRES TRACT CONVEYED TO BART A. HARTMAN IN O.R. VOLUME 2005, PAGE 432 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 12.55 ACRES TRACT COMPLETED NOVEMBER 26, 1999, BY C.R. HARKNESS PS6885 AS RECORDED IN O.R. VOLUME 2005, PAGE 432.



S.A. & S. JARRETT
VOL. 1129, PG. 350

R. DODSON
VOL. 1111, PG. 416

B. A. HARTMAN
O.R. VOL. 2005, PG. 432

NOTE 1:
DISCREPANCIES FOUND IN THE 1999 HARKNESS SURVEY - AFTER PERSONAL COMMUNICATIONS WITH C.R. HARKNESS AND L.P. DINAN IT WAS DECIDED TO HOLD THE W.J. BIEDENBACH AND L.P. DINAN SURVEYED LINE.

DESCRIPTION
APPROVED
By: *[Signature]* 6/9/10

BART A. HARTMAN
O.R. VOL. 2005, PG. 432
2.568 ACRES

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

Approved For Transfer
On-Lot Sewage O.K.

Date 6/24/10

Zanesville - Muskingum Co
Health Department

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 12.55 AC. TRACT COMPLETED NOV. 26, 1999 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 48.33 AC. TRACT COMPLETED JAN. 17, 1983 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 7.7000 AC. TRACT COMPLETED MAY 19, 1975 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 7.15 AC. TRACT COMPLETED MARCH 6, 2009 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 50.51 AC. TRACT COMPLETED MARCH 6, 2009 BY C.R. HARKNESS PS6885

LEGEND

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

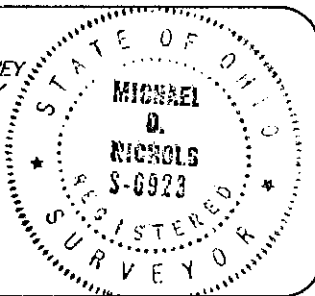
SCALE 1"=60'

0 30 60 120

B. A. HARTMAN
O.R. VOL. 2005, PG. 432

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 4th DAY OF JUNE, 2010, FROM A FIELD SURVEY COMPLETED THE 16th DAY OF MAY, 2010.

NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR



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.

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phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 06-04-10

SCALE: 1"=60'

CHECKED BY: MDN

JOB NO: 5447

DRAWING NO:
2:\5447\5447.dwg