

**DESCRIPTION OF PARCEL No. 1a**  
**(0.734 Acre)**

Situated in the State of Ohio, County of Muskingum, Township of Newton, being in the southeast quarter of Section 14, Range 14 West, Township 15 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at a 3/4" iron pipe found at the southeast corner of Section 14 (Note: Reference bearing on the east line of the southeast quarter of Section 14 used as South 00°09'30" West);

thence, with the south line of the southeast quarter of Section 14, North 89°44'40" West a distance of 1,177.56 feet to an iron pin set, being the **TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and continuing with the the section line, North 89°44'40" West a distance of 284.79 feet to an iron pin set;

thence, leaving the section line, North 37°09'00" East a distance of 280.89 feet to an iron pin set;

thence South 27°05'19" East a distance of 252.89 feet to the Point of Beginning;

containing 0.734 acre, more or less, being a new split from Parcel No. 47-50-14-19-000.

Note: this tract is "LANDLOCKED" and is to be conveyed to an adjoining landowner only.

Being part of Auditor's Parcel No. 47-50-14-19-000.

Note: The above-described parcel is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number 47-50-14-22-000 and 47-50-14-23-000.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach 7881".

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of Section 14 used as an assumed bearing of South 00°09'30" West.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Registered Surveyor No. 7881, based on an actual field survey of December 1, 2008; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume 1110, Page 576.

Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

Survey File: GB-1297

DESCRIPTION

APPROVED

By G. A. Biedenbach

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

2/23/09  
Date

Fee Paid

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 USED AS SOUTH 00°09'30" WEST.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF NEWTON, BEING IN THE SOUTHEAST QUARTER OF SECTION 14, RANGE 14 WEST, TOWNSHIP 15 NORTH, OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER".

#### PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "CROOKSVILLE"
- (4) SURVEY PLAT BY DONALD E. BINCKLEY II
- (5) SURVEY PLAT BY MICHAEL D. NICHOLS
- (6) SURVEY PLAT BY DOUGLAS R. DAVIS

| Line | Bearing      | Distance |
|------|--------------|----------|
| 1    | N 39°43'26"E | 218.34'  |

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

Residue of:  
Bruner Land  
Company, Inc.  
126.221 Acres  
O.R.V. 2171, Pg. 317  
P.N. 47-50-14-20-000

2/27/09 Part of  
Date Maxine Quinn Fee Paid  
31.67 Acres  
DV. 1110, Pg. 576  
P.N. 47-50-14-19-000

**0.734 Ac.**  
New Split From:  
Maxine L. Quinn  
31.67 Acres  
DV. 1110, Pg. 576  
P.N. 47-50-14-19-000

Note: Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to combined to Auditor's Parcel No. 47-50-14-22-000 and 47-50-14-23-000.

- = 5/8" IRON PIN SET "BIEDENBACH 7881"
- ◻ = 5/8" IRON PIN FD. CAPPED "BRINKLEY PS 7879"
- ◻ = 3/4" PIPE FOUND
- +
- = SURVEY ANGLE POINT
- = EXISTING PROPERTY LINES
- = LINES OF THIS SURVEY

#### SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.

GREGORY A. BIEDENBACH  
REG. SURVEYOR 7881  
114 ADAMS AVENUE  
WOODSFIELD, OHIO 43785  
1.740.472.1262 OFFICE  
1.740.472.5298 FAX

NOTE: THIS COPY IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND EMBOSSED SEAL.

Ellis and Judy Vernon  
21.33 Acres  
O.R.V. 1507, Pg. 912  
P.N. 47-50-14-21-000

Justin A. Dosch  
Parcel One  
1.366 Acres  
O.R.V. 2171, Pg. 917  
P.N. 47-50-14-23-000

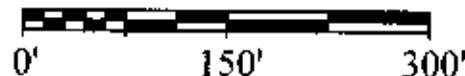
Parcel Two  
1.30 Acres  
Parcel No.  
47-50-14-22-000

Francis J. Dosch, Trustee of the Francis J. Dosch  
Revocable Trust Dated February 17, 1994  
113.93 Acres  
O.R.V. 1540, Pg. 432  
Parcel No. 47-50-23-02-000

P.O.B.  
Parcel  
No. 1a

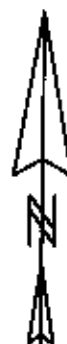
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

SCALE 1" = 150'



SURVEY PLAT FILE: GB-1297A

S 0°09'30"W Basis Of Bearings



14 13  
23 24