

# Biedenbach Engineering, Inc.

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Civil Engineering and Land Surveying

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A. MUDGETT

## AUDITORS PARCEL NUMBERS

51-51-30-03-67-000 (ALL) - 0.483 MORE OR LESS ACRES

51-51-30-03-68-000 (ALL) - 0.488 MORE OR LESS ACRES 5775 EAST PIKE

BEING A PART OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF QUARTER TOWNSHIP 3, SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 14;

THENCE WITH THE NORTH LINE OF QUARTER TOWNSHIP 3, NORTH 88 DEGREES 39 MINUTES 30 SECONDS WEST 75.40 FEET (DEED) TO A POINT;

THENCE SOUTH 02 DEGREES 10 MINUTES 40 SECONDS WEST 1378.89 FEET (DEED) TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 70;

THENCE SOUTH 02 DEGREES 50 MINUTES 00 SECONDS WEST 342.56 FEET (DEED) TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 70;

THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID INTERSTATE, SOUTH 86 DEGREES 03 MINUTES 20 SECONDS WEST 394.89 FEET (DEED) TO A POINT;

THENCE LEAVING THE SAID RIGHT OF WAY LINE, SOUTH 40 DEGREES 29 MINUTES 49 SECONDS WEST 568.77 FEET (CALCULATED) TO AN EXISTING IRON PIN ON THE NORTHWEST CORNER OF A TRACT CONVEYED TO R. NEWTON (DEED BOOK VOLUME 1037, PAGE 275);

THENCE WITH THE WEST LINE OF SAID NEWTON TRACT, SOUTH 19 DEGREES 50 MINUTES 40 SECONDS WEST 76.49 FEET (DEED) TO AN EXISTING IRON PIN ON THE NORTHEAST CORNER OF A TRACT CONVEYED TO R. NEWTON (DEED BOOK VOLUME 1066, PAGE 496);

THENCE WITH THE NORTH LINE OF SAID NEWTON TRACT, NORTH 72 DEGREES 17 MINUTES 20 SECONDS WEST 108.77 FEET (DEED) TO A EXISTING IRON PIN (1 INCH PIPE-BENT), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE WEST LINE OF SAID NEWTON TRACT, SOUTH 17 DEGREES 42 MINUTES 40 SECONDS WEST, PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 239.08 FEET AND 285.80 FEET, A TOTAL DISTANCE OF 325.80 FEET TO A POINT IN THE CENTERLINE OF THE OLD NATIONAL ROAD U. S. ROUTE 40 (OLD BRICK NATIONAL ROAD);

THENCE WITH THE CENTERLINE OF THE OLD NATIONAL ROAD, NORTH 69 DEGREES 35 MINUTES 40 SECONDS WEST 131.14 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE AND WITH THE EAST LINE OF A TRACT CONVEYED TO C. BROWNFIELD (DEED VOLUME 730, PAGE 45), NORTH 17 DEGREES 42 MINUTES 40 SECONDS EAST, PASSING AN IRON PIN SET AT 67.29 FEET, A TOTAL DISTANCE OF 319.63 FEET TO AN EXISTING IRON PIN (1 INCH PIPE IN CONCRETE) AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO D. STINE (DEED VOLUME 787, PAGE 180);

THENCE WITH THE SOUTH LINE OF SAID STINE TRACT, SOUTH 72 DEGREES 17 MINUTES 20 SECONDS EAST 131.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.971 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF UNITED STATES ROUTE 40 (EAST PIKE) 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 BASED ON THE PREVIOUS SURVEY OF 0.18 ACRES BY C. R. HARKNESS (PLS #6885) AND DATED AUGUST 24, 1998.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 11<sup>th</sup> DAY OF MARCH 2002.

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *adls*

3-12-2002

# SURVEY FOR KIM MUDGETT

AUDITORS PARCEL NUMBER

51-51 30-03 67-000 (ALL) - 0.483 ± ACRES  
51-51-30 03-68 000 (ALL) - 0.488 ± ACRES

BEING A PART OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.18 ACRES BY C. R. HARKNESS (PLS #6885) AND DATED AUGUST 24, 1908.

SCALE: 1"=100'



**RESEARCH:**

VOL. 525, PG. 441  
VOL. 590, PG. 30  
VOL. 730, PG. 45  
VOL. 787, PG. 180  
U.S. 40 R/W PLANS  
MUSKINGUM CO. TAX MAP



NORTHEAST QUARTER OF SECTION 14

NORTHWEST QUARTER OF SECTION 13

QUARTER TOWNSHIP 3

INTERSTATE 70 RIGHT OF WAY

S. 86° 03' 20" W.  
394.89' - DEED

S. 40° 29' 49" W.  
669.77' - CALC.

N. 88° 39' 30" W.  
75.40' - DEED

S. 02° 10' 40" W.  
1376.89' (DEED)

S. 02° 50' 00" W.  
342.56' (DEED)

C. BROWNFIELD  
VOL. 730, PG. 45

D. STINE  
VOL. 787, PG. 180

K. & M. MUDGETT  
VOL. 1114, PG. 574

N. 72° 17' 20" W.  
108.77' (DEED)

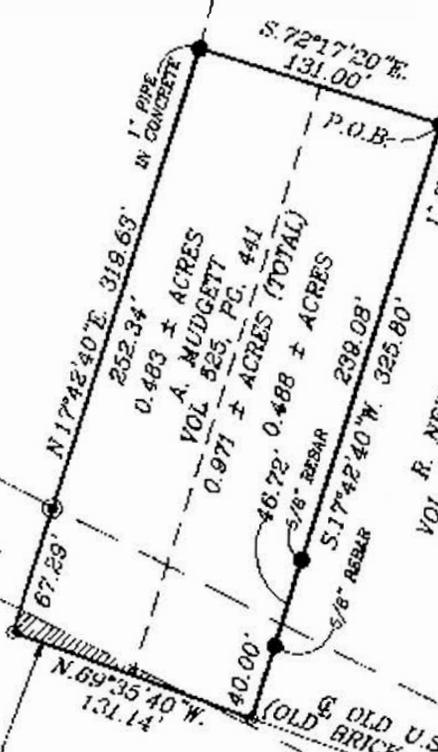
S. 16° 50' 40" W.  
76.40' - DEED

1" PIPE IN CONCRETE

R. NEWTON  
VOL. 1086, PG. 496

R. NEWTON  
VOL. 1037, PG. 275

PROPERTY LINE BY L.P. DINAN SURVEY



AREA OF ENCROACHMENT FROM A 95.93 ACRE SURVEY BY L.P. DINAN AND DATED DECEMBER 20, 1972.

OLD U.S. ROUTE 40 (OLD BRICK NATIONAL ROAD)  
U.S. ROUTE 40 (EAST PIKE)

RIGHT OF WAY LINE

## LEGEND

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

DESCRIPTION APPROVED FOR AUDITORS TRANSFER BY *[Signature]*

3-12-2002

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 11th DAY OF MARCH 2002.

OFFICE COPY NOT RECORDABLE

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #8923

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

DRAWN BY: AJS	DATE: 03-11-02
SCALE: 1"=100'	CHECKED BY: MDN
JOB NO: 4797	DRAWING NO: D:\4797\4797