

Biedenbach Engineering, Inc.

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Civil Engineering and Land Surveying

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D. PHILLIPS
AUDITORS PARCEL NUMBER
62-62-26-01-16-000 (PART)

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE NORTHWEST CORNER OF LOT 1 OF FRANK'S SUBDIVISION (PLAT BOOK 7, PAGE 58);

THENCE WITH THE SOUTH LINE OF COUNTY ROAD 43 (RIDGE ROAD), NORTH 81 DEGREES 29 MINUTES 00 SECONDS WEST 113.68 FEET (DEED) TO A POINT;

THENCE CONTINUING WITH THE SOUTH LINE OF SAID COUNTY ROAD, SOUTH 89 DEGREES 16 MINUTES 00 SECONDS WEST 835.28 FEET (DEED) TO AN EXISTING IRON PIN (AXLE), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SOUTH LINE OF SAID ROAD AND WITH THE WEST LINE OF A TRACT CONVEYED TO T. AND S. DRABIK (VOLUME 660, PAGE 5), SOUTH 01 DEGREES 30 MINUTES 06 SECONDS EAST 299.57 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) AT THE SOUTH WEST CORNER OF SAID DRABIK TRACT;

THENCE WITH THE SOUTH LINE OF SAID DRABIK TRACT, NORTH 87 DEGREES 09 MINUTES 28 SECONDS EAST 50.92 FEET TO AN IRON PIN SET ON THE WEST LINE OF A TRACT CONVEYED TO T. AND S. DRABIK (VOLUME 1084, PAGE 479);

THENCE WITH THE WEST LINE OF SAID DRABIK TRACT, SOUTH 05 DEGREES 10 MINUTES 53 SECONDS WEST 1145.16 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 845.16 FEET;

THENCE LEAVING THE WEST LINE OF SAID DRABIK TRACT AND TRAVERSING THROUGH A TRACT CONVEYED TO D. AND R. PHILLIPS (VOLUME 913, PAGE 89) THE FOLLOWING SEVEN COURSES AND DISTANCES;

- 1) SOUTH 86 DEGREES 13 MINUTES 55 SECONDS WEST 293.91 FEET TO AN IRON PIN SET;
- 2) NORTH 05 DEGREES 10 MINUTES 53 SECONDS EAST 300.00 FEET TO AN IRON PIN SET;
- 3) NORTH 86 DEGREES 13 MINUTES 55 SECONDS EAST 209.44 FEET TO AN IRON PIN SET;
- 4) NORTH 03 DEGREES 46 MINUTES 05 SECONDS WEST 59.20 FEET TO AN IRON PIN SET;
- 5) NORTH 24 DEGREES 44 MINUTES 34 SECONDS EAST 185.78 FEET TO AN IRON PIN SET;
- 6) NORTH 01 DEGREES 59 MINUTES 37 SECONDS EAST 362.82 FEET TO AN IRON PIN SET;
- 7) NORTH 10 DEGREES 27 MINUTES 06 SECONDS WEST 259.77 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR - BENT) AT THE SOUTH EAST CORNER OF A TRACT CONVEYED TO B. BINKLEY (VOLUME 1668, PAGE 404);

THENCE WITH THE EAST LINE OF SAID BINKLEY TRACT, NORTH 06 DEGREES 35 MINUTES 00 SECONDS EAST 299.95 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE SOUTH LINE OF COUNTY ROAD 43 (RIDGE ROAD);

THENCE WITH THE SOUTH LINE OF SAID COUNTY ROAD, NORTH 89 DEGREES 16 MINUTES 00 SECONDS EAST 28.15 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.534 MORE OR LESS ACRES, SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

ALSO BEING SUBJECT TO THE FOLLOWING INGRESS AND EGRESS EASEMENT TO BE RETAINED BY THE GRANTOR-D. AND R. PHILLIPS

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE NORTHWEST CORNER OF LOT 1 OF FRANK'S SUBDIVISION (PLAT BOOK 7, PAGE 58);

THENCE WITH THE SOUTH LINE OF COUNTY ROAD 43 (RIDGE ROAD), NORTH 81 DEGREES 29 MINUTES 00 SECONDS WEST 113.68 FEET (DEED) TO A POINT;

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THENCE CONTINUING WITH THE SOUTH LINE OF SAID COUNTY ROAD, SOUTH 89 DEGREES 16 MINUTES 00 SECONDS WEST 835.28 FEET (DEED) TO AN EXISTING IRON PIN (AXLE), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE LEAVING THE SOUTH LINE OF SAID ROAD AND WITH THE WEST LINE OF A TRACT CONVEYED TO T. AND S. DRABIK (VOLUME 660, PAGE 5), SOUTH 01 DEGREES 30 MINUTES 06 SECONDS EAST 299.57 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) AT THE SOUTH WEST CORNER OF SAID DRABIK TRACT;

THENCE LEAVING THE WEST LINE OF SAID DRABIK TRACT AND TRAVERSING THROUGH A TRACT CONVEYED TO D. AND R. PHILLIPS (VOLUME 913, PAGE 89), SOUTH 03 DEGREES 47 MINUTES 47 SECONDS EAST 323.11 FEET TO A POINT ON THE WEST LINE OF A TRACT CONVEYED TO T. AND S. DRABIK (VOLUME 1084, PAGE 479);

THENCE WITH THE WEST LINE OF SAID DRABIK TRACT, SOUTH 05 DEGREES 10 MINUTES 53 SECONDS WEST 291.96 FEET TO A POINT;

THENCE LEAVING THE WEST LINE OF SAID DRABIK TRACT AND TRAVERSING THROUGH A TRACT CONVEYED TO D. AND R. PHILLIPS (VOLUME 913, PAGE 89) THE FOLLOWING SEVEN COURSES AND DISTANCES;

- 1) SOUTH 24 DEGREES 44 MINUTES 34 SECONDS WEST 195.40 FEET TO A POINT;
- 2) SOUTH 03 DEGREES 46 MINUTES 05 SECONDS EAST 52.47 FEET TO A POINT;
- 3) SOUTH 86 DEGREES 13 MINUTES 55 SECONDS WEST 26.50 FEET TO AN IRON PIN SET;
- 4) NORTH 03 DEGREES 46 MINUTES 05 SECONDS WEST 59.20 FEET TO AN IRON PIN SET;
- 5) NORTH 24 DEGREES 44 MINUTES 34 SECONDS EAST 185.78 FEET TO AN IRON PIN SET;
- 6) NORTH 01 DEGREES 59 MINUTES 37 SECONDS EAST 362.82 FEET TO AN IRON PIN SET;
- 7) NORTH 10 DEGREES 27 MINUTES 06 SECONDS WEST 259.77 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR - BENT) AT THE SOUTH EAST CORNER OF A TRACT CONVEYED TO B. BINKLEY (VOLUME 1668, PAGE 404);

THENCE WITH THE EAST LINE OF SAID BINKLEY TRACT, NORTH 06 DEGREES 35 MINUTES 00 SECONDS EAST 299.95 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE SOUTH LINE OF COUNTY ROAD 43 (RIDGE ROAD);

THENCE WITH THE SOUTH LINE OF SAID COUNTY ROAD, NORTH 89 DEGREES 16 MINUTES 00 SECONDS EAST 28.15 FEET TO THE PLACE OF BEGINNING.

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.18 ACRES AS RECORDED IN VOLUME 800, PAGE 57.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 24TH DAY OF FEBRUARY 2004.

**OFFICE COPY
NOT RECORDABLE**
MICHAEL J. PHILLIPS
REGISTERED SURVEYOR 6923


DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY MSB
3-5-2004

AUDITORS PARCEL NUMBER
62-62 26-01-16-000 (PART) *SNR*

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.10 ACRES AS RECORDED IN VOLUME 800,
PAGE 57.



SCALE 1"=200'

A horizontal scale bar with a black and white checkered pattern for the first 100 feet, followed by a solid black pattern. Numerical markings are placed below the bar at 0, 100, 200, and 400 feet.

RESEARCH:
VOL. 660, PG. 320
VOL. 800, PG. 57
VOL. 801, PG. 45
MUSKINGUM CO. TAX MAP

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

D. & R. PHILLIPS
VOL. 913, PG 89

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*

ADJACENT OWNERS
 (A) B. BINKLEY
 VOL. 166B, PG 404
 (B) - T. & S. DRABIK
 VOL. 660, PG 5

**Lot Split
Approved**

Bv

No.	BEARING	DISTANCE
1	S.03°47'47"W	323.11'
2	S.24°44'34"W	195.40'
3	S.03°46'05"E	52.47'
4	S.86°13'55"W	26.50'

BIEDENBACH ENGINEERING, INC.
ZANESVILLE, OHIO
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I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 22ND DAY OF FEBRUARY, 2004.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

DRAWN BY: AJS	DATE: 02-23-04
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SCALE: 1"=200'	CHECKED BY MDN
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JOB NO: 5032	DRAWING NO: D:\5032\5032
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