

Biedenbach Engineering, Inc.

3010 East Pike
Zanesville, OH 43701

Civil Engineering and Land Surveying

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R. AND J. McCLELLAND AUDITORS PARCEL NUMBER 62-62-26-02-08-000 (PART)

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

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER;

THENCE WITH THE WEST LINE OF THE SAID NORTHWEST QUARTER, NORTH 00 DEGREES 27 MINUTES 43 SECONDS WEST 1402.72 FEET TO AN IRON PIN SET;

THENCE LEAVING THE WEST LINE OF THE SAID NORTHWEST QUARTER AND TRAVERSING THROUGH A TRACT CONVEYED TO R. AND J. McCLELLAND (VOLUME 1724, PAGE 511), SOUTH 57 DEGREES 59 MINUTES 25 SECONDS EAST 413.66 FEET TO AN IRON PIN SET;

THENCE SOUTH 67 DEGREES 40 MINUTES 15 SECONDS EAST 50.90 FEET TO AN IRON PIN SET SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING THROUGH SAID McCLELLAND TRACT THE FOLLOWING SIX COURSES AND DISTANCES;

- 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET (CHORD BEARING NORTH 43 DEGREES 03 MINUTES 27 SECONDS EAST 94.46 FEET) AND AN ARC LENGTH OF 94.85 FEET TO AN IRON PIN SET;
- 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 80 DEGREES 16 MINUTES 34 SECONDS EAST 23.60 FEET) AND AN ARC LENGTH OF 24.57 FEET TO AN IRON PIN SET;
- 3) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET (CHORD BEARING SOUTH 89 DEGREES 56 MINUTES 25 SECONDS EAST 37.83 FEET) AND AN ARC LENGTH OF 38.49 FEET TO AN IRON PIN SET;
- 4) SOUTH 42 DEGREES 56 MINUTES 30 SECONDS EAST 232.32 FEET TO AN IRON PIN SET;
- 5) SOUTH 47 DEGREES 04 MINUTES 30 SECONDS WEST 130.00 FEET TO AN IRON PIN SET;
- 6) NORTH 45 DEGREES 27 MINUTES 43 SECONDS WEST, PASSING AN IRON PIN SET AT 214.68 FEET, A TOTAL DISTANCE OF 264.68 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.824 MORE OR LESS ACRES, SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

ALSO THE FOLLOWING 50 FOOT WIDE INGRESS AND EGRESS EASEMENT

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

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER;

THENCE WITH THE WEST LINE OF THE SAID NORTHWEST QUARTER, NORTH 00 DEGREES 27 MINUTES 43 SECONDS WEST 236.72 FEET, TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SOUTH AND EAST LINES OF A 0.905 MORE OR LESS ACRE TRACT THE NEXT THREE COURSES AND DISTANCES;

- 1) NORTH 42 DEGREES 36 MINUTES 07 SECONDS EAST 215.75 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 145.94 FEET (CHORD BEARING NORTH 23 DEGREES 07 MINUTES 17 SECONDS EAST 97.34 FEET) AN ARC DISTANCE OF 99.24 FEET TO A POINT;
- 3) NORTH 03 DEGREES 38 MINUTES 27 SECONDS EAST 46.01 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

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THENCE WITH THE EAST LINE OF A 0.79 ACRE TRACT, NORTH 03 DEGREES 38 MINUTES 27 SECONDS EAST 164.25 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 832.00 (CHORD BEARING NORTH 07 DEGREES 43 MINUTES 39 SECONDS EAST 118.58 FEET) AN ARC DISTANCE OF 118.68 FEET TO A POINT;

THENCE NORTH 11 DEGREES 48 MINUTES 50 SECONDS EAST 73.05 FEET TO A POINT;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET (CHORD BEARING NORTH 12 DEGREES 28 MINUTES 42 SECONDS EAST 18.55 FEET) AN ARC DISTANCE OF 18.55 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET (CHORD BEARING NORTH 17 DEGREES 25 MINUTES 12 SECONDS EAST 119.33 FEET) AN ARC DISTANCE OF 119.44 FEET TO AN IRON PIN SET;

THENCE NORTH 21 DEGREES 41 MINUTES 50 SECONDS EAST 118.22 FEET TO AN IRON PIN SET PASSING AN IRON PIN SET AT 37.70 FEET;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET (CHORD BEARING NORTH 27 DEGREES 00 MINUTES 20 SECONDS EAST 64.76 FEET) AN ARC DISTANCE OF 64.85 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET (CHORD BEARING NORTH 42 DEGREES 31 MINUTES 55 SECONDS EAST 124.18 FEET) AN ARC DISTANCE OF 124.84 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 26 DEGREES 39 MINUTES 07 SECONDS EAST 22.00 FEET) AN ARC DISTANCE OF 22.78 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET (CHORD BEARING NORTH 23 DEGREES 48 MINUTES 21 SECONDS EAST 47.37 FEET) AN ARC DISTANCE OF 48.70 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET (CHORD BEARING SOUTH 84 DEGREES 07 MINUTES 10 SECONDS EAST 90.32 FEET) AN ARC DISTANCE OF 102.25 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET (CHORD BEARING SOUTH 05 DEGREES 52 MINUTES 50 SECONDS WEST 79.01 FEET) AN ARC DISTANCE OF 86.24 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET (CHORD BEARING SOUTH 59 DEGREES 22 MINUTES 16 SECONDS WEST 25.59 FEET) AN ARC DISTANCE OF 25.79 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET (CHORD BEARING NORTH 89 DEGREES 56 MINUTES 25 SECONDS WEST 37.83 FEET) AN ARC DISTANCE OF 38.49 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 80 DEGREES 16 MINUTES 34 SECONDS WEST 23.60 FEET) AN ARC DISTANCE OF 24.57 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET (CHORD BEARING SOUTH 43 DEGREES 03 MINUTES 27 SECONDS WEST 94.46 FEET) AN ARC DISTANCE OF 94.85 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET (CHORD BEARING SOUTH 27 DEGREES 50 MINUTES 54 SECONDS WEST 64.29 FEET) AN ARC DISTANCE OF 64.41 FEET TO A POINT;

THENCE SOUTH 21 DEGREES 41 MINUTES 50 SECONDS WEST 118.22 FEET TO AN IRON PIN SET;

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THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET (CHORD BEARING SOUTH 16 DEGREES 45 MINUTES 20 SECONDS WEST 129.21 FEET) AN ARC DISTANCE OF 129.37 FEET TO A POINT;

THENCE SOUTH 11 DEGREES 48 MINUTES 50 SECONDS WEST 73.05 FEET TO A POINT, PASSING AN EXISTING IRON PIN AT 63.05 FEET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 782.00 FEET (CHORD BEARING SOUTH 07 DEGREES 43 MINUTES 39 SECONDS WEST 111.46 FEET) AN ARC DISTANCE OF 111.55 FEET TO A POINT;

THENCE SOUTH 03 DEGREES 38 MINUTES 27 SECONDS WEST 210.26 FEET TO AN EXISTING IRON PIN, PASSING AN EXISTING IRON PIN AT 35.26 FEET;

THENCE WITH CURVE TO THE RIGHT HAVING A RADIUS OF 337.29 FEET (CHORD BEARING SOUTH 21 DEGREES 03 MINUTES 38 SECONDS WEST 201.96 FEET) AN ARC DISTANCE OF 205.11 FEET TO AN EXISTING IRON PIN;

THENCE CONTINUING WITH THE CURVE TO THE RIGHT HAVING A RADIUS OF 337.29 FEET (CHORD BEARING SOUTH 40 DEGREES 32 MINUTES 30 SECONDS WEST 24.26 FEET) AN ARC DISTANCE OF 24.26 FEET TO A POINT;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 212.97 FEET (CHORD BEARING SOUTH 22 DEGREES 54 MINUTES 47 SECONDS WEST 143.51 FEET) AN ARC DISTANCE OF 146.37 FEET TO A POINT;

THENCE SOUTH 03 DEGREES 13 MINUTES 27 SECONDS WEST 142.81 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE SAID NORTHWEST QUARTER;

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO STEVE TILLEY (DEED BOOK VOLUME 1143 PAGE, 485), SOUTH 03 DEGREES 27 MINUTES 47 SECONDS WEST 258.44 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE NORTH LINE OF A 0.053 ACRE PARCEL, SOUTH 43 DEGREES 23 MINUTES 13 SECONDS EAST 64.41 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE EAST LINE OF THE SAID 0.053 ACRE PARCEL, SOUTH 09 DEGREES 10 MINUTES 23 SECONDS EAST 26.74 FEET TO AN EXISTING MAG-NAIL IN THE CENTER OF COUNTY ROAD 142 (OLD COOPERMILL ROAD);

THENCE WITH THE CENTER OF THE SAID ROAD THE NEXT TWO COURSES AND DISTANCES:

- 1) NORTH 84 DEGREES 34 MINUTES 33 SECONDS WEST 52.87 FEET TO A POINT;
- 2) NORTH 85 DEGREES 09 MINUTES 23 SECONDS WEST 60.00 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF SECTION 10, NORTH 00 DEGREES 05 MINUTES 12 SECONDS WEST 320.92 FEET TO THE PLACE OF BEGINNING.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

THE BEARINGS ARE BASED ON THE WEST LINE OF THE 5.032 MORE OR LESS ACRE TRACT RECORDED IN DEED BOOK VOLUME 947, PAGE 39 AND THE 2.000 MORE OR LESS ACRE TRACT RECORDED IN DEED BOOK VOLUME 971, PAGE 156.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 18TH DAY OF JULY 2003.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 65927

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY K. Buckey
7-22-2003

SURVEY FOR MIKE McCLELLAND

AUDITORS PARCEL NUMBER
62-62-26-02-08-000 (PART)

BEING A PART OF THE WEST HALF OF SECTION 10, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

HEARINGS ARE BASED ON THE WEST LINE OF THE 5.032 ± ACRE TRACT (VOL. 947, PG. 39) AND 2.000 ± ACRE TRACT (VOL. 971, PG. 156).

SCALE 1"=200'
0 100 200 400

RESEARCH:

VOL. 128, PG. 469
VOL. 128, PG. 471
VOL. 719, PG. 167
VOL. 856, PG. 114
VOL. 856, PG. 119
VOL. 938, PG. 39
VOL. 945, PG. 211
VOL. 989, PG. 188
VOL. 1017, PG. 102
VOL. 1086, PG. 332
VOL. 1140, PG. 959
VOL. 1140, PG. 965

U.S.G.S. (ZANESVILLE WEST QUAD)
1875 TAX MAP
1890 TAX MAP
MUSKINGUM CO. TAX MAP

LEGEND

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

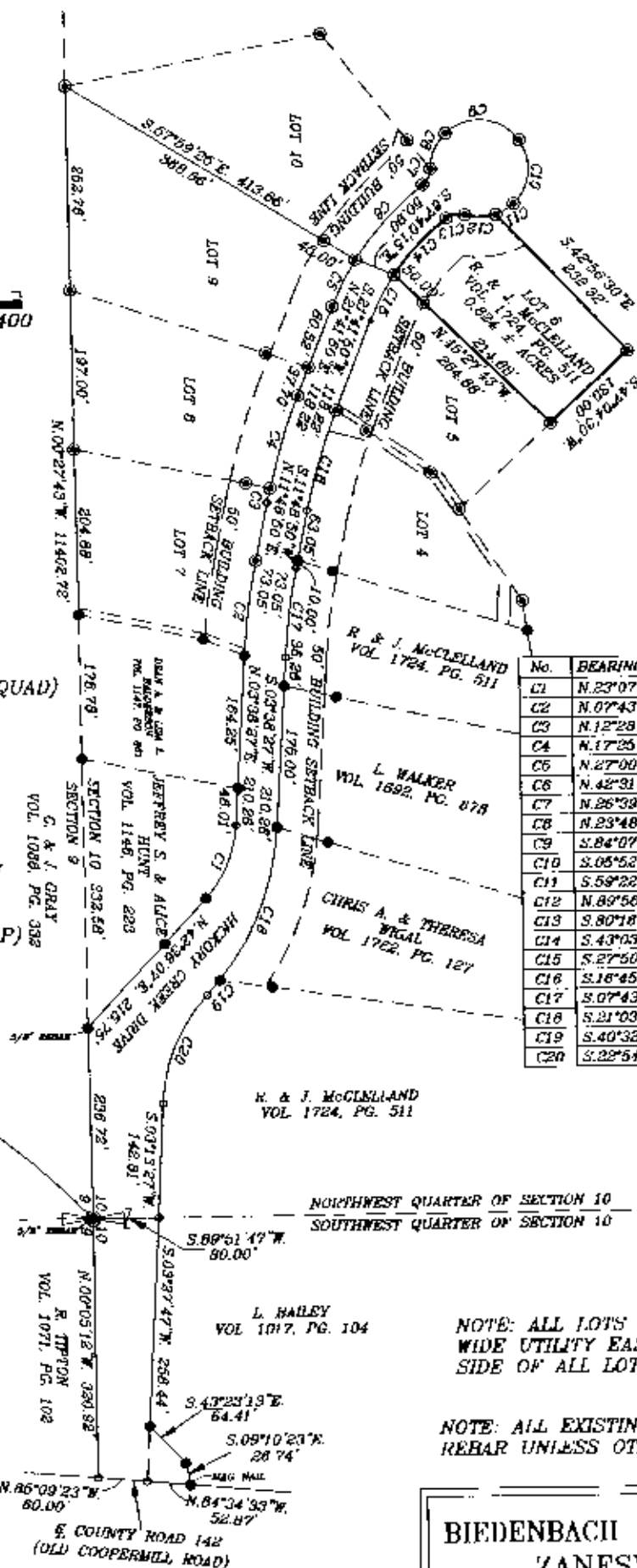
SOUTHWEST CORNER OF
THE NORTHWEST QUARTER
OF SECTION 10

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY K. Ruckey
7-22-2003

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECTLY PREPARED BY ME.
THIS 18th DAY OF JULY, 2003.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

OFFICE COPY
NOT RECORDABLE



R. & J. McCLELLAND
VOL. 1724, PG. 511

CURVE DATA

No.	BEARING	CHORD	ARC	RADIUS
C1	N.23°07'17"E	97.34	99.84	145.94
C2	N.07°43'39"E	118.50	118.88	898.00
C3	N.12°28'42"E	18.55	18.55	800.00
C4	N.17°25'12"E	119.31	119.44	800.00
C5	N.27°00'20"E	64.76	64.86	350.00
C6	N.42°31'55"E	124.18	124.84	350.00
C7	N.26°33'07"E	22.00	22.78	25.00
C8	N.23°48'21"E	47.37	48.70	60.00
C9	S.84°07'10"E	90.32	102.25	60.00
C10	S.05°52'50"W	78.01	86.24	60.00
C11	S.58°22'18"W	25.59	25.79	60.00
C12	N.89°56'25"W	37.83	38.49	60.00
C13	S.80°18'34"W	23.60	24.57	25.00
C14	S.43°03'27"W	94.48	94.85	300.00
C15	S.27°50'54"W	84.29	84.41	300.00
C16	S.18°45'20"W	129.81	129.97	750.00
C17	S.07°43'39"W	111.46	111.55	782.00
C18	S.21°03'38"W	201.96	205.11	397.29
C19	S.40°32'30"W	24.26	24.26	337.29
C20	S.22°54'47"W	143.51	146.37	212.97

R. & J. McCLELLAND
VOL. 1724, PG. 511

NORTHWEST QUARTER OF SECTION 10
SOUTHWEST QUARTER OF SECTION 10

L. BAILEY
VOL. 1017, PG. 104

NOTE: ALL LOTS SUBJECT TO A 10'
WIDE UTILITY EASEMENT ALONG EACH
SIDE OF ALL LOT LINES

NOTE: ALL EXISTING IRON PINS ARE 5/8"
REBAR UNLESS OTHERWISE NOTED.

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

DRAWN BY:
AJS

DATE:
07-18-03

SCALE:
1"=200'

CHECKED BY:
MDN

JOB NO:
4909

DRAWING NO:
D:\4351\4351.06