

# Biedenbach Surveying, Inc.

3010 East Pike  
Zanesville, OH 43701

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Fax (740) 450-1000  
E-mail BEN@rohio.com

JOHN M. JAMES

AUDITORS PARCEL NUMBER 62-62-68-02-05-000 (PART) *5N2*

BEING A PART OF THE 15.976 ACRE TRACT CONVEYED TO JOHN M. JAMES BY DEED VOLUME 1020, PAGE 519 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER;

THENCE WITH THE NORTH LINE OF THE SAID NORTHEAST QUARTER, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1995.14 (DEED) FEET TO A POINT;

THENCE LEAVING THE SAID NORTH LINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO HARRY F. AND PATRICIA STRICKLER (DEED VOLUME 2171, PAGE 678), SOUTH 00 DEGREES 01 MINUTES 28 SECONDS WEST 539.57 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE LEAVING THE SAID WEST LINE AND WITH THE SOUTH LINE OF THE SAID STRICKLER TRACT AND THE SOUTH LINE OF A TRACT CONVEYED TO GREGORY L. II AND MELISSA S. VAUGHN (DEED VOLUME 2046, PAGE 486), NORTH 83 DEGREES 31 MINUTES 13 SECONDS EAST 525.76 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 388.78 FEET;

THENCE CONTINUING WITH THE SAID VAUGHN LINE AND THE SOUTH LINE OF A TRACT CONVEYED TO BILLY N. AND MARY JANE KIRKBRIDE (DEED VOLUME 2153, PAGE 611), NORTH 83 DEGREES 31 MINUTES 13 SECONDS EAST 821.73 FEET TO A POINT ON THE EAST LINE OF TOWNSHIP ROAD 669 (LUBY LANE), PASSING EXISTING IRON PINS AT 145.52 FEET (5/8 INCH REBAR), 261.70 FEET (5/8 INCH REBAR), 565.22 FEET (1/2 INCH PIPE-BENT) AND AT 789.19 FEET (3/4 INCH ROD);

THENCE WITH THE SAID EAST LINE OF LUBY LANE AND THE WEST LINE OF A TRACT CONVEYED TO ALVIN AND GLENNA FLEMING (DEED VOLUME 807, PAGE 337), SOUTH 36 DEGREES 12 MINUTES 35 SECONDS EAST 34.55 FEET TO A POINT;

THENCE LEAVING THE SAID EAST LINE OF LUBY LANE AND TRAVERSING INTO THE ABOVE SAID JAMES TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 83 DEGREES 31 MINUTES 13 SECONDS WEST 407.82 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 34.16 FEET;
2. SOUTH 16 DEGREES 34 MINUTES 55 SECONDS WEST 478.90 FEET TO AN IRON PIN SET ON THE NORTH LINE OF A TRACT CONVEYED TO R. AND E. FARUS (DEED VOLUME 1915, PAGE 78);

THENCE WITH THE SAID FARUS NORTH LINE AND THE NORTH LINE OF R. RUSSELL, LIFE ESTATE (DEED VOLUME 1980, PAGE 905), NORTH 82 DEGREES 07 MINUTES 22 SECONDS WEST 293.36 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID NORTH LINE, NORTH 00 DEGREES 38 MINUTES 00 SECONDS WEST 399.97 FEET TO THE PLACE OF BEGINNING.

CONTAINING 4.000 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF TOWNSHIP ROAD 669 (LUBY LANE) AND ALL OTHER APPLICABLE EASEMENTS.

SUBJECT TO THE FOLLOWING 30 FOOT WIDE INGRESS AND EGRESS EASEMENT

BEING A PART OF THE 15.976 ACRE TRACT CONVEYED TO JOHN M. JAMES BY DEED VOLUME 1020, PAGE 519 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

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THENCE WITH THE NORTH LINE OF THE SAID NORTHEAST QUARTER, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1995.14 (DEED) FEET TO A POINT;

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THENCE LEAVING THE SAID EAST LINE OF LUBY LANE AND TRAVERSING INTO THE ABOVE SAID JAMES TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

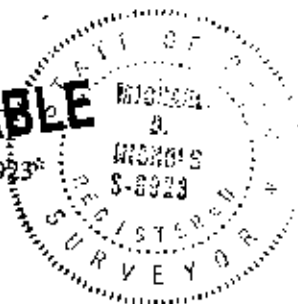
1. SOUTH 83 DEGREES 31 MINUTES 13 SECONDS WEST 841.94 FEET TO A POINT, PASSING IRON PINS SET AT 34.16 FEET AND AT 407.82 FEET;
2. NORTH 00 DEGREES 38 MINUTES 00 SECONDS WEST 30.16 FEET TO PLACE OF BEGINNING.

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

THE BEARINGS ARE BASED ON THE WEST LINE OF THE PREVIOUS SURVEY OF TRACTS ALONG THE NORTH LINE OF THE J. JAMES TRACT (SURVEYED IN DECEMBER 1977 BY L. P. DINAN) AS DESCRIBED IN DEED BOOK VOLUME 2153, PAGE 611, VOLUME 2046, PAGE 486 AND VOLUME 2171, PAGE 678 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 10<sup>th</sup> DAY OF NOVEMBER 2008, FROM A FIELD SURVEY COMPLETED THE 6<sup>th</sup> DAY OF NOVEMBER 2008.

**OFFICE COPY**  
**NOT RECORDABLE**  
REGISTERED SURVEYOR 6923



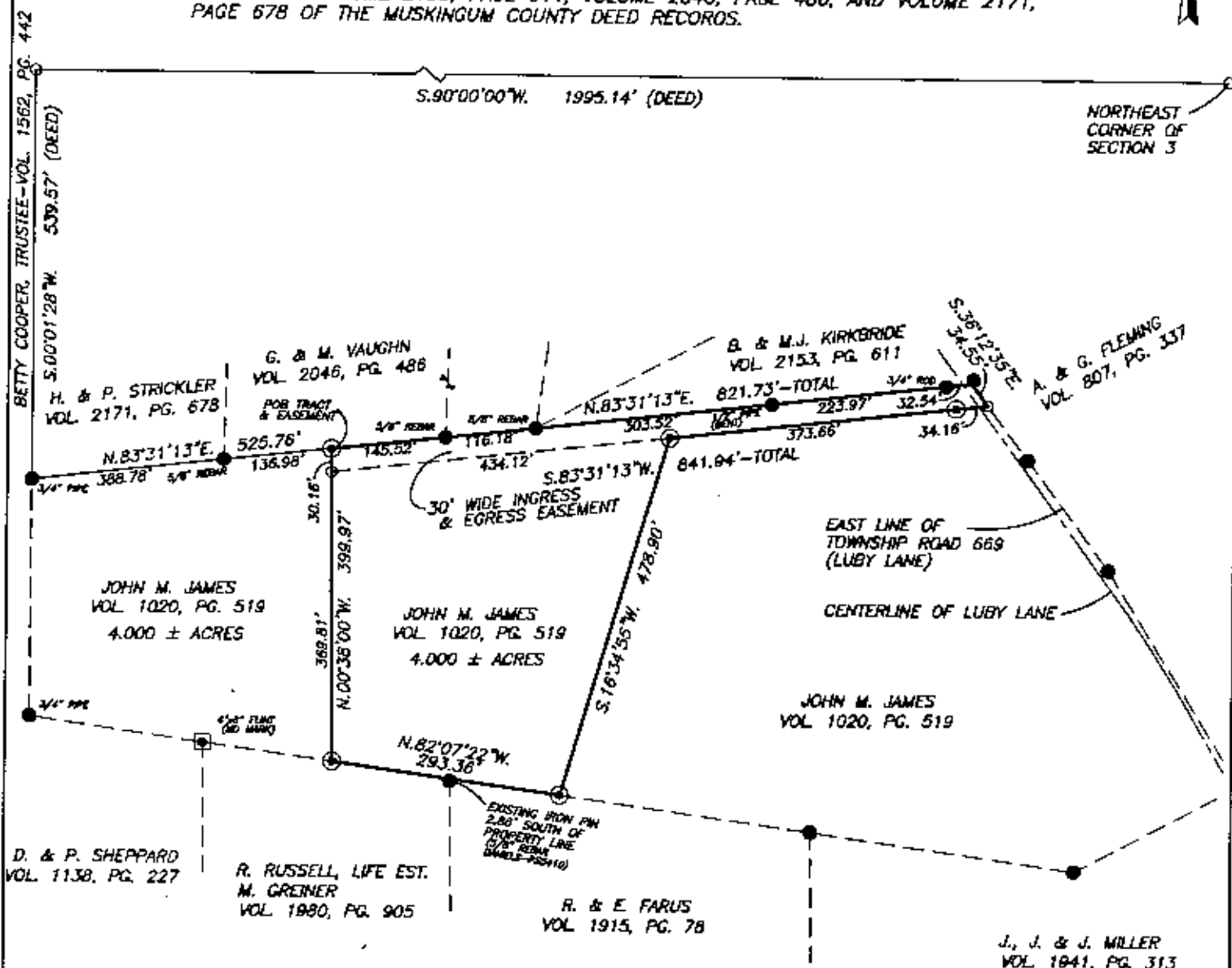
DESCRIPTION  
APPROVED  
By: *[Signature]*

# SURVEY FOR JOHN M. JAMES

AUDITORS PARCEL NUMBER  
62-62-68-02-05-000 (PART)

BEING A PART OF THE TRACT CONVEYED TO JOHN M. JAMES BY DEED VOLUME 1020, PAGE 519, SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF TRACTS ALONG THE NORTH LINE OF THE J. JAMES TRACT (SURVEYED IN DECEMBER 1977 BY L. P. DINAN) AS DESCRIBED IN DEED BOOK VOLUME 2153, PAGE 611, VOLUME 2046, PAGE 486, AND VOLUME 2171, PAGE 678 OF THE MUSKINGUM COUNTY DEED RECORDS.



Approved For Transfer  
No On-Lot Sewage

Date 11/17/08

Zanesville - Muskingum Co.  
Health Department

## LEGEND

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

SCALE 1"=200'

0 100 200 400

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 27th DAY OF OCTOBER, 2008.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL J. NICOLE  
REGISTERED SURVEYOR #6923



## RESEARCH

DEEDS AS SHOWN ABOVE  
PREVIOUS SURVEY OF A 21.70 AC. TRACT  
COMPLETED FEB. 2002 BY D. SMERZ PS 8062  
PREVIOUS SURVEY OF A 2.621 ACRE TRACT  
COMPLETED MAY 1991 BY R. M. GRAVES PS 5792  
MUSKINGUM COUNTY TAX AND GIS MAPPING

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.

3010 EAST PINE, ZANESVILLE, OHIO 43701  
phone: 740-453-4850, fax: 740-450-1000, email: biedenbach@es.net

DRAWN BY: MDN

DATE: 10-27-08

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 5380

DRAWING NO:

C:\JOB\FOLDER\5380