

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 459-4850

Fax (740) 450-1000

RUTH DICKERSON

AUDITORS PARCEL NUMBER 62-62-70-03-15-000 (PART)-0.002 MORE OR LESS ACRES  
AUDITORS PARCEL NUMBER 62-62-70-03-16-000 (PART)-0.010 MORE OR LESS ACRES

SNR

BEING A PART OF TRACTS CONVEYED TO RUTH DICKERSON BY DEED RECORDED IN VOLUME 438, PAGE 574 AND VOLUME 532, PAGE 828 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, 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 SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2;

THENCE NORTH 03 DEGREES 26 MINUTES 38 SECONDS EAST 568.75 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF A 1.225 ACRE TRACT CONVEYED TO R. AND J. BROWN (VOLUME 1056, PAGE 366);

THENCE NORTH 03 DEGREES 26 MINUTES 38 SECONDS EAST 230.98 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS TRACT;

THENCE CONTINUING NORTH 03 DEGREES 35 MINUTES 01 SECONDS EAST 5.07 FEET TO A POINT;

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO R. AND R. FLETCHER (VOLUME 921, PAGE 213), SOUTH 86 DEGREES 36 MINUTES 32 SECONDS EAST 198.87 FEET TO AN IRON PIN SET;

THENCE TRAVERSING THROUGH THE SAID DICKERSON TRACT, NORTH 68 DEGREES 04 MINUTES 08 SECONDS WEST 198.94 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 198.38 FEET.

CONTAINING 0.012 MORE OR LESS ACRES TOTAL WITH 0.010 MORE OR LESS ACRES OUT OF VOLUME 532, PAGE 828 AND 0.002 MORE OR LESS ACRES OUT OF VOLUME 438, PAGE 574. SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

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 NORTH LINE OF THE 1.225 MORE OR LESS ACRE TRACT (VOLUME 1056, PAGE 366) SURVEYED BY R. M. GRAVES (PS#5794) AND DATED JULY 21, 1979.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6<sup>TH</sup> DAY OF OCTOBER 1999.

OFFICE COPY  
NOT RECORDABLE  
W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED  
FOR AUDITOR'S RECORD

BY WJB  
10-21-99

# SURVEY FOR RUTH DICKERSON

## AUDITORS PARCEL NUMBERS

62-62-70-03-15-000 (PART) - 0.002 ± ACRES

62-62-70-03-16-000 (PART) - 0.010 ± ACRES

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE NORTH LINE OF A 1.225 MORE OR LESS ACRE LOT SURVEYED BY RICHARD MAX GRAVES (PS# 5792), DATED JULY 21, 1979.

E COUNTY ROAD 143  
(POTTS LANE)



SCALE 1"=50'  
0 25 50 100

### RESEARCH:

VOL 532, PG. 828

PREVIOUS SURVEY OF  
1.225 ACRES BY R.M.  
GRAVES (PS# 5792)  
DATED 7-21-79.

PREVIOUS SURVEY OF  
4.739 ACRES BY R.M.  
GRAVES (PS# 5792)  
DATED 8-11-79.

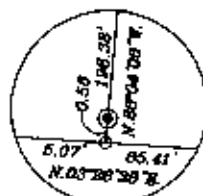
PREVIOUS SURVEY OF  
0.74 ACRES BY L.P.  
DINAN (PS# 5451)  
DATED 5-10-84.

MUSKINGUM CO. TAX MAP

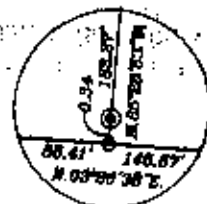
R. & R. FLETCHER  
VOL 921, PG. 213

### LEGEND

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



IRON PIN DETAIL "A"



IRON PIN DETAIL "B"

SOUTHWEST CORNER OF THE  
NORTHWEST QUARTER OF  
SECTION 2

P.O.B.  
SEE DETAIL "A"

SEE DETAIL "B"

W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(740) 453-4850

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT. PREPARED BY ME,  
THIS 6th DAY OF OCTOBER, 1999.

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

OFFICE COPY  
NOT RECORDABLE

|                  |                     |
|------------------|---------------------|
| DRAWN BY:<br>AJS | DATE:<br>10-05-99   |
| SCALE:<br>1"=50' | CHECKED BY:<br>WJB  |
| JOB NO:<br>4479  | DRAWING NO:<br>4479 |