

Description of 0.456 Acre

The following described parcel is a new split out of the GAR-CNG, LLC. property as described in Official Records Volume 2637, Page 909 of the Muskingum County Recorder's Office.

Situated in the State of Ohio, County of Muskingum, Village of New Concord, being in the east half of Section 10, Range 5 West, Township 1 North, of "The United States Military Survey", and being bounded and described as follows:

Commencing for reference at the center of Section 10 (Note: Reference bearing on the west line of the southwest quarter of the northeast quarter of Section 10 used as North 01°25'33" East.);

thence, with a reference line, South 87°42'56" East a distance of 540.19 feet to a point at the northwest corner of the grantor and being in the northeast right-of-way line of State Route No. 83 (Friendship Drive);

thence, with said right-of-way line, South 34°16'17" East a distance of 10.23 feet to a point, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and with a new division line through the lands of the grantor, North 56°22'53" East a distance of 108.05 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 5.49 feet;

thence South 34°12'05" East a distance of 134.97 feet to a 5/8" iron pin set;

thence South 33°44'11" East a distance of 50.50 feet to a 5/8" iron pin set in the north right-of-way line of Liberty Road;

thence with the north right-of-way line of Liberty Road, South 53°24'43" West a distance of 85.00 feet to a mag nail set in the northeast right-of-way line of State Route No. 83;

thence, with the northeast right-of-way line of State Route No. 83, the following 2 courses:

1. North 63°42'48" West a distance of 45.73 feet to a mag nail set;
2. thence North 34°16'17" West a distance of 150.32 feet to the **POINT OF BEGINNING**;

containing 0.456 acre, more or less, part of Parcel No. 66-33-02-05-000.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of State Route No. 83 (Friendship Drive).

Subject to the right-of-way of Township Road No. 65 (Liberty Road).

Subject to the 100-year Flood Plain restrictions, if applicable.

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All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach Surveying, LLC.
PS 7881".


The bearings in this description are for angle calculations only and are based on the west line of the southwest quarter of the northeast quarter of Section 10 used as North 01°25'33" East.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of June 2, 2025 Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 2637, Page 909.

June 2, 2025 **OFFICE COPY**
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881. **NOT RECORDABLE**



Cc: Survey File: GB-4522F

DESCRIPTION

APPROVED

By: *D.M. Barnhardt*

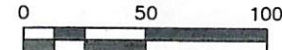
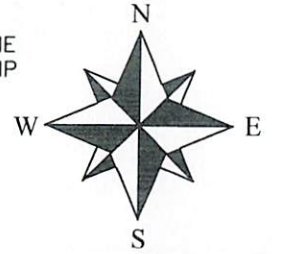
8-26-2025

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 USED AS NORTH 01°25'33" EAST.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

Survey Plat for Gary Rubel

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, VILLAGE OF NEW CONCORD, BEING IN THE EAST HALF OF SECTION 10, RANGE 5 WEST, TOWNSHIP 1 NORTH OF "THE MILITARY LANDS SURVEY".

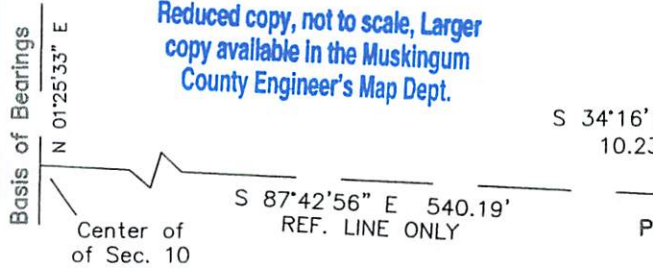


Scale : 1" = 50'

GR CONTRACTING, INC.
O.R.V. 2487 PG. 583
3.527 ACRES
P.N. 66-33-02-04-000

GR CONTRACTING, INC.
O.R.V. 2487 PG. 470
1.516 ACRES
P.N. 66-33-02-06-000

Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.



LINE	BEARING	DISTANCE
L1	N 56°22'53" E	5.49'
L2	S 33°44'11" E	50.50'
L3	S 53°24'43" W	85.00'
L4	N 63°42'48" W	45.73'



- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = P.K. nail set
- ⊙ = 5/8" I.P.F. illegible capped
- = 3/4" iron pipe found

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP NEW CONCORD.
- (4) SURVEY PLATS BY CLAUS SURVEYING.

DESCRIPTION
APPROVED
By: D.A. Barnhart
8-26-2025

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.

GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC
114 ADAMS AVENUE
WOODSFIELD, OHIO 43293
1.740.472.1262 OFFICE
1.740.472.5298 FAX

GREGORY A. BIEDENBACH
PS 7881
S-7881
DATE: 8/26/2025

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND SEAL.

Survey File No.: GB-4522F