

3010 East Pike
Zanesville, OH 43701

Biedenbach Surveying, Inc.

Surveying and Mapping

Telephone (740) 453-4850
Fax (740) 450-1000

E. J. SHEETS
VOLUME 1139, PAGE 703
AUDITORS PARCEL NUMBER 70-70-15-02-20-000 (PART)

BEING A PART OF THE TRACT CONVEYED TO EMMA J. SHEETS BY DEED VOLUME 1139, PAGE 703 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER;

THENCE SOUTH 02 DEGREES 31 MINUTES 37 SECONDS WEST 1375.38 FEET, ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER TO A POINT;

THENCE SOUTH 72 DEGREES 57 MINUTES 10 SECONDS EAST 126.13 FEET TO AN IRON PIN SET;

THENCE SOUTH 80 DEGREES 09 MINUTES 30 SECONDS EAST 300.13 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 110 (CHURCH HILL ROAD), PASSING AN IRON PIN SET AT 271.84 FEET;

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

- 1) SOUTH 14 DEGREES 01 MINUTES 08 SECONDS EAST 3.61 FEET TO A POINT;
- 2) SOUTH 16 DEGREES 43 MINUTES 56 SECONDS EAST 85.89 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID ROAD THE NEXT TWO COURSES AND DISTANCES:

- 1) SOUTH 16 DEGREES 43 MINUTES 56 SECONDS EAST 91.18 FEET TO A POINT;
- 2) SOUTH 18 DEGREES 14 MINUTES 55 SECONDS EAST 97.55 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A 10.00 ACRE TRACT CONVEYED TO M. A. STANSBERRY BY DEED RECORDED IN VOLUME 929, PAGE 314 OF THE SAID COUNTY RECORDS;

THENCE WITH THE NORTH LINE OF THE SAID STANSBERRY TRACT, SOUTH 81 DEGREES 32 MINUTES 24 SECONDS WEST 227.70 FEET TO AN EXISTING IRON PIN (AXLE), PASSING AN EXISTING IRON PIN (AXLE) AT 27.00 FEET;

THENCE NORTH 21 DEGREES 31 MINUTES 10 SECONDS WEST 191.32 FEET TO AN IRON PIN SET;

THENCE NORTH 81 DEGREES 32 MINUTES 40 SECONDS EAST 241.23 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 211.23 FEET;

CONTAINING 1.000 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD 110 (CHURCH HILL ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

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

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE SOUTH LINE OF SECTION 2 DATED 2/17/98 BY LINN ENGINEERING, INC.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 25TH DAY OF APRIL, 2006.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



APPROVED FOR CLOSURE

[Signature] 4/28/2006

SURVEY FOR EMMA J. SHEETS

AUDITORS PARCEL NUMBER
70-70-15-02-20-000 (PART)--1.000 ± ACRES

BEING A PART OF THE TRACT CONVEYED TO E. J. SHEETS (DEED VOLUME 1139, PAGE 703),
SITUATED IN THE SOUTH HALF SECTION 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY
LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE SOUTH LINE OF SECTION 2 DATED
2/17/98 LINN ENGINEERING, INC.



E. J. SHEETS
VOL. 1139, PG. 703

S. 02°31'37"W. 1375.98'

NORTHWEST CORNER
OF THE SOUTHEAST
QUARTER OF SECTION 2

KEITH & SHERIE CRUBB
VOL. 1144, PG. 808

MUSKINGUM COUNTY
PLANNING COMMISSION

5/8/2006 yes

R. J. CULBERTSON
VOL. 1072, PG. 353

CHURCH ROAD 110
(CHURCH HILL ROAD)

S. 72°57'10"E.
126.13'

S. 80°09'30"E.
300.13' - TOTAL
271.84'

S. 14°01'08"E.
3.61'

S. 16°43'56"E.
85.89'

N. 81°32'40"E.
241.23'

E. J. SHEETS
VOL. 1139, PG. 703
1.000 ± ACRES

N. 21°31'10"W.
191.32'

S. 16°43'56"E. 518.14' ±
91.48'

27.00' AXLE
S. 81°32'24"W.
227.70'

LEGEND

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

Approved For Transfer
On-Lot Sewage C.K.
Date 5/4/06
Zanesville - Muskingum Co.
Health Department

RESEARCH

DEED VOL. 524, PG. 214
DEED VOL. 1078, PG. 132
DEED VOL. 1085, PG. 510
DEED VOL. 1088, PG. 43
DEED VOL. 723, PG. 239
DEED VOL. 1129, PG. 515
DEED VOL. 1040, PG. 81
PREVIOUS SURVEY OF A 60.093 AC. TRACT
COMPLETED MARCH 18, 1998 BY W.J. BIEDENBACH
PS 5718
PREVIOUS SURVEY OF A 2.442 ± AC. TRACT
COMPLETED JAN. 4, 2002 BY M.D. NICHOLS PS 6923

M. A. STANSBERRY
VOL. 929 PG. 314

APPROVED FOR CLOSURE

4/18/2006

SCALE 1"=100'

0 50 100 200

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 25th DAY OF APRIL, 2006.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923



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 PIKE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, 144-740-450-1000, email: biedenbach@bcs.net

DRAWN BY: MDN

DATE: 04-25-06

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5212

DRAWING NO:
C:\JOB\FOLDER\4277