

Biedenbach Surveying, Inc.3010 East Pike
Zanesville, OH 43701

Surveying and Construction Layout

Telephone (740) 453-4850
Fax (740) 450-1000**RICHARD AND JEAN ABELE**
AUDITORS PARCEL NUMBER 71-70-60-01-14-001 (A.I.I.)

BEING A PART OF THE TRACT CONVEYED TO RICHARD R. AND JEAN C. ABELE BY DEED RECORDED IN VOLUME 508, PAGE 344 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHWEST QUARTER OF QUARTER TOWNSHIP 4, 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 SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE 4th QUARTER OF SAID TOWNSHIP 1;

THENCE WITH THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 166.50 FEET (BY DEED) TO A POINT;

THENCE SOUTH 00 DEGREES 17 MINUTES 00 SECONDS WEST 1108.00 FEET (DEED) TO POINT;

THENCE SOUTH 48 DEGREES 14 MINUTES 00 SECONDS EAST 385.30 FEET (DEED) TO POINT;

THENCE SOUTH 70 DEGREES 15 MINUTES 00 SECONDS WEST 168.00 FEET (DEED) TO POINT;

THENCE SOUTH 04 DEGREES 44 MINUTES 00 SECONDS EAST 115.20 FEET (DEED) TO AN EXISTING IRON PIN (AXLE), AT THE NORTHWEST CORNER OF A 0.51 ACRE TRACT CONVEYED TO D. BOLLINGER (OR VOLUME 1507, PAGE 379);

THENCE SOUTH 72 DEGREES 05 MINUTES 00 SECONDS EAST (BASIS OF BEARINGS) 152.61 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING SOUTH 72 DEGREES 05 MINUTES 00 SECONDS EAST 135.94 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE SOUTH 08 DEGREES 39 MINUTES 50 SECONDS WEST 151.77 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 482 (LOVERS LANE), PASSING AN EXISTING IRON PIN (AXLE) AT 126.27 FEET;

THENCE WITH THE SAID ROAD, SOUTH 89 DEGREES 47 MINUTES 12 SECONDS WEST 4.30 FEET TO A POINT;

THENCE CONTINUING WITH THE SAID ROAD WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 386.88 FEET (CHORD BEARING NORTH 81 DEGREES 07 MINUTES 08 SECONDS WEST 122.32 FEET) AN ARC DISTANCE OF 122.84 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE EAST LINE OF THE ABOVE SAID BOLLINGER TRACT, NORTH 06 DEGREES 09 MINUTES 40 SECONDS EAST 174.00 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 25.00 FEET.

CONTAINING 0.496 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 482 (LOVERS LANE) AND ALL OTHER APPLICABLE EASEMENTS.

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.51 MORE OR LESS ACRE TRACT AS RECORDED IN VOLUME 1507, PAGE 379 AND THE 0.96 ACRE TRACT AS RECORDED IN VOLUME 508, PAGE 344 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY AND

OFFICE COPY
NOT RECORDABLE

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923

APPROVED FOR CLOSURE

A-L Swinard
12-20-2005

EXEMPT FROM
PLANNING COMMISSION

A-L Swinard
12-20-2005

SURVEY FOR DON RUTLEDGE

AUDITORS PARCEL NUMBER
71-70-60-01-14-001 (ALL)

BEING A PART OF THE NORTHWEST QUARTER OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY AND TRACTS AS DESCRIBED IN O.R. BOOK 1507, PAGE 379 OF THE MUSKINGUM COUNTY DEED RECORDS.

NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE 41st QUARTER OF TOWNSHIP 1

N.90°00'00"E.
166.50'
(DEED)

S.00°17'00"W.
1108.00'
(DEED)

S.48°14'00"E.
385.30'
(DEED)

S.70°15'00"W.
168.00'
(DEED)

S.04°44'00"E.
115.20'
(DEED)

S.72°05'00"E.
152.61'
AXLE

P. A. KNOX
VOL. 1012, PG. 123

D. B. BOLLINGER
VOL. 1507, PG. 379

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A-L Swinburn
12-20-2005 A

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A-L Swinburn
12-20-2005 M

T. & J. SANDS
VOL. 1985, PG. 657

RICHARD R. & JEAN C.
ABELE
VOL. 508, PG. 344
0.496 ± ACRES

CHORD N.81°07'08"W 122.32'
RAD. 386.88' ARC-122.84'

RESEARCH

DEED VOL. 508, PG. 344
DEED VOL. 1507, PG. 379
PREVIOUS SURVEY OF A 0.51 AC. TRACT
COMPLETED JUNE 1987 BY W. J. BIEDENBACH
PS 5718
PREVIOUS SURVEY OF A 0.50 ± AC. TRACT
COMPLETED JUNE 1987 BY W. J. BIEDENBACH PS 5718
PREVIOUS SURVEY OF A 0.721 ± AC. TRACT
COMPLETED FEB. 1991 BY W. J. BIEDENBACH
PS 5718
MUSKINGUM COUNTY TAX MAPS AND AUDITOR GIS MAPS

LEGEND

- EXISTING IRON PIN
- ANGLE POINTS

SCALE 1"=50'

0 25 50 100

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 23RD DAY OF DECEMBER, 2005.

**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.

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DRAWN BY: DEL

DATE: 12-12-05

SCALE: 1"=50'

CHECKED BY: MON

JOB NO: 5192

DRAWING NO:
013192\5192.dwg