

Biedenbach Surveying, Inc.

3010 East Pike
Zanesville, OH 43701

Surveying and Mapping

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

**SURVEY FOR DAVE ROBERTS
AUDITORS PARCEL NUMBER
71-70-85-03-04-000 (PART)
TO BE COMBINED WITH 71-70-85-03-01-000**

BEING A PART OF A 68.029 ACRE TRACT CONVEYED TO Y AND R ENTERPRISES IN DEED VOLUME 810, PAGE 10, OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF QUARTER TOWNSHIP 4;

THENCE WITH THE EAST LINE OF SOUTHWEST QUARTER OF SAID QUARTER TOWNSHIP, SOUTH 01 DEGREES 44 MINUTES 45 SECONDS EAST 1373.97 FEET (DEED) TO A POINT;

THENCE SOUTH 59 DEGREES 04 MINUTES 43 SECONDS WEST 577.15 FEET (CALCULATED) TO A POINT IN THE CENTER OF U.S. ROUTE 40 (EAST PIKE), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID CENTERLINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO M. STINE (O.R. VOLUME 1693, PAGE 492) THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 54 DEGREES 13 MINUTES 20 SECONDS EAST, PASSING AN EXISTING IRON PIN (1/2 INCH PIPE - BENT) AT 58.96 FEET, A TOTAL DISTANCE OF 205.27 FEET TO A POINT, SAID POINT BEING SOUTH 26 DEGREES 40 MINUTES 26 SECONDS WEST 5.63 FEET FROM AN EXISTING IRON PIN (1 INCH PIPE - BENT);
2. SOUTH 07 DEGREES 56 MINUTES 20 SECONDS EAST 181.54 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE WITH THE SOUTH LINE OF THE SAID STINE TRACT, NORTH 87 DEGREES 25 MINUTES 01 SECONDS EAST 57.14 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO HARBISON-FISCHER SALES CO. (DEED VOLUME 840, PAGE 335), SAID IRON PIN BEING SOUTH 87 DEGREES 25 MINUTES 01 SECONDS WEST 291.34 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH WEST LINE OF THE SAID HARBISON-FISCHER TRACT, SOUTH 01 DEGREES 44 MINUTES 30 SECONDS EAST 164.91 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE - BENT) ON THE NORTH LINE OF A TRACT CONVEYED TO NORTH VALLEY BANK (O.R. VOLUME 2285, PAGE 839);

THENCE WITH THE NORTH LINE OF THE SAID NORTH VALLEY BANK TRACT AND TRAVERSING INTO THE ABOVE SAID Y AND R ENTERPRISES TRACT, SOUTH 87 DEGREES 28 MINUTES 05 SECONDS WEST 69.31 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (1/2 INCH PIPE) AT 40.97 FEET AT THE NORTH WEST CORNER OF THE SAID NORTH VALLEY BANK TRACT;

THENCE CONTINUING THROUGH THE SAID Y AND R ENTERPRISES TRACT, NORTH 53 DEGREES 17 MINUTES 05 SECONDS WEST 500.08 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID U.S. ROUTE, PASSING AN IRON PIN SET AT 412.41 FEET;

THENCE WITH THE SAID CENTERLINE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1909.86 FEET (CHORD BEARING NORTH 52 DEGREES 29 MINUTES 07 SECONDS EAST 272.85 FEET, DELTA ANGLE 08 DEGREES 11 MINUTES 33 SECONDS) AN ARC DISTANCE OF 273.08 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.464 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF U.S. ROUTE 40 (EAST PIKE) AND ALL OTHER APPLICABLE EASEMENTS.

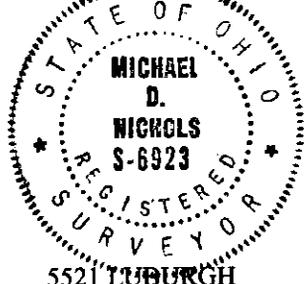
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 68.029 MORE OR LESS ACRES TRACT CONVEYED TO Y AND R ENTERPRISES BY DEED RECORDED IN VOLUME 810, PAGE 10 OF THE MUSKINGUM COUNTY DEED RECORDS.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 8TH DAY OF SEPTEMBER, 2011, FROM A FIELD SURVEY COMPLETED THE 7TH DAY OF SEPTEMBER, 2011.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



DESCRIPTION
APPROVED
By: *[Signature]* 9/12/2011

**APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

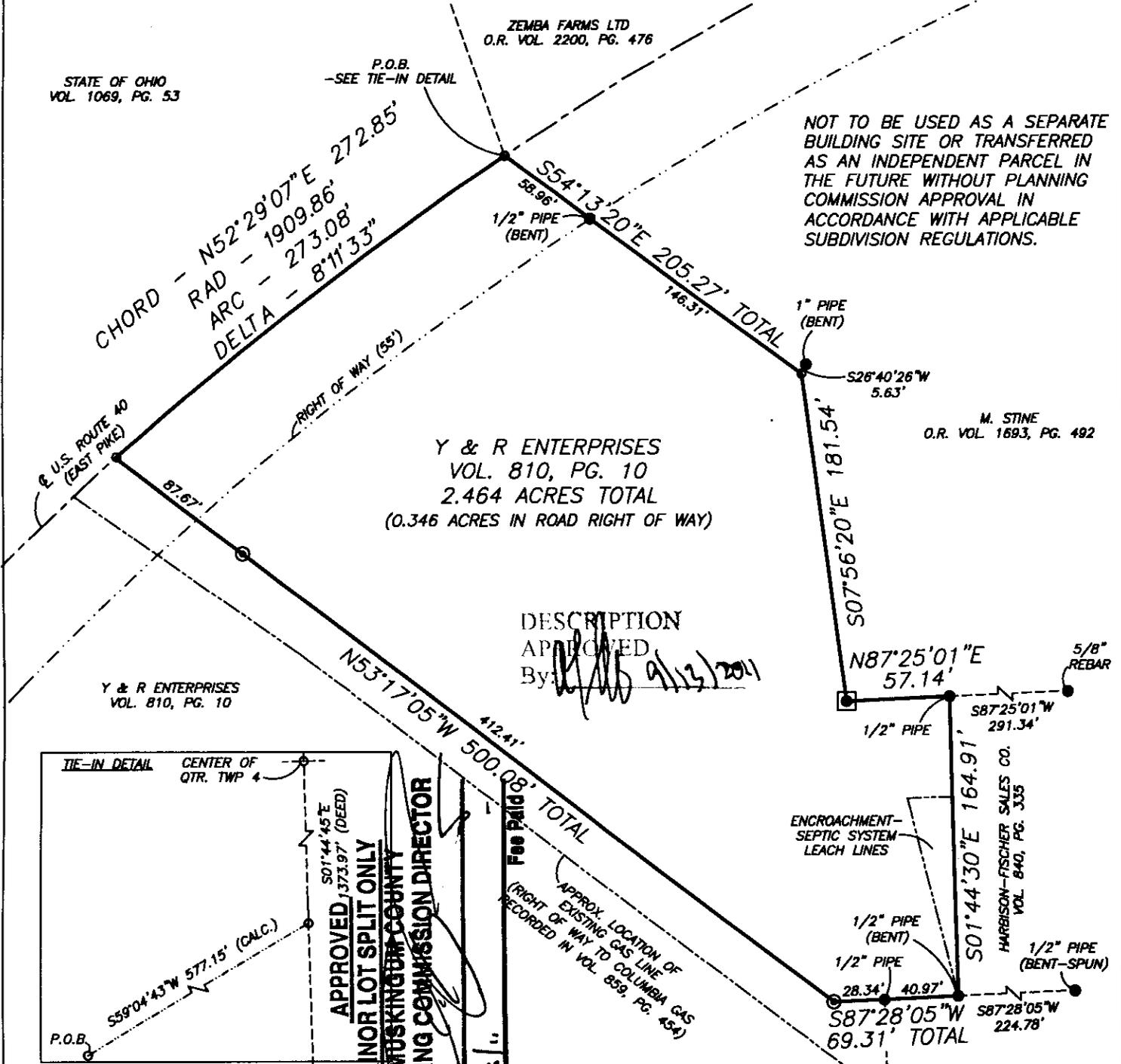
[Signature]
Date: 9/3/11 Fee Paid: *[Signature]*

SURVEY FOR DAVE ROBERTS

AUDITORS PARCEL NUMBER
71-70-85-03-04-000 (PART)
TO BE COMBINED WITH 71-70-85-03-01-000

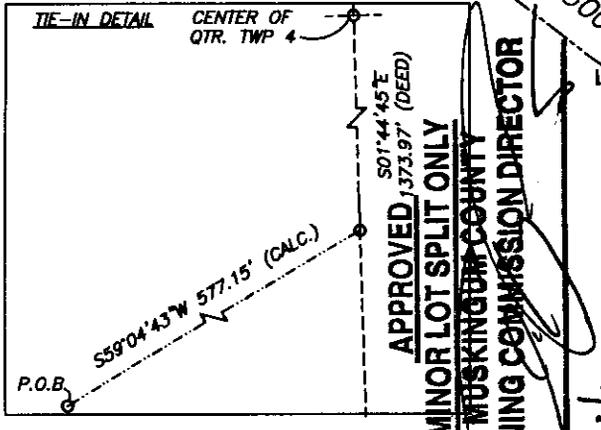
BEING A PART OF A 68.029 ACRE TRACT CONVEYED TO Y & R ENTERPRISES IN DEED VOLUME 810, PAGE 10 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 68.029 MORE OR LESS ACRES CONVEYED TO Y & R ENTERPRISES BY DEED RECORDED IN VOLUME 810, PAGE 10 OF THE MUSKINGUM COUNTY DEED RECORDS.



NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

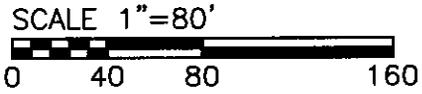
DESCRIPTION APPROVED
By: *[Signature]* 9/13/2011



RESEARCH

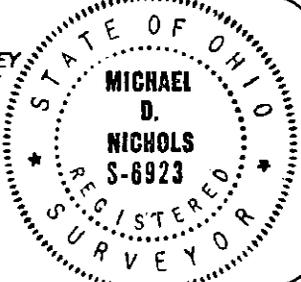
- DEEDS AS SHOWN
- PREVIOUS SURVEY OF A 68.029± AC. TRACT COMPLETED MAY 23, 1979 BY W.J. BIEDENBACH PS5718
- PREVIOUS SURVEY OF A 4.03 AC. TRACT COMPLETED JULY 19, 2002 BY L.P. DINAN PS5451
- PREVIOUS SURVEY OF A 1.000± AC. TRACT COMPLETED APRIL 25, 1980 BY W.J. BIEDENBACH PS5718
- PREVIOUS SURVEY OF A 2.25± AC. TRACT COMPLETED SEPT. 1, 1981 BY W.J. BIEDENBACH PS5718
- ODOT, MUSKINGUM CO., I.C.H. 1, SEC.'S' R/W PLANS, SHEET 3/4 MUSKINGUM COUNTY GIS

- ### LEGEND
- EXISTING IRON PIN
 - ⊙ IRON PIN SET (5/8" REBAR W/CAP)
 - ANGLE POINTS
 - ▲ MONUMENT FOUND
 - ◻ AXLE FOUND



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 8th DAY OF SEPTEMBER, 2011, FROM A FIELD SURVEY COMPLETED THE 7th DAY OF SEPTEMBER, 2011.

OFFICE COPY NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, 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: 740-453-4830, fax: 740-450-1000, email: BEI@rahio.com

DRAWN BY: JWL	DATE: 09-08-11	SCALE: 1"=80'
CHECKED BY: MDN	JOB NO: 5521	DRAWING NO: Z:\5521\5521.dwg