

# W. J. Bledenbach & Associates

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Surveying and Mapping

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MARK A. & CHERYL A. ROBINSON  
MORTGAGE BOOK VOLUME 1254, PAGE 424  
AUDITORS PARCEL NUMBER 73-73-42-01-24-003 (PART)

BEING A PART OF A TRACT CONVEYED TO BERNARD A. AND SANDY ROSENBERGER AND LURENDA L. BELK BY DEED RECORDED IN VOLUME 1079, PAGE 261 AND 264 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (1/2 INCH REBAR) AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12;

THENCE SOUTH 89 DEGREES 11 MINUTES 46 SECONDS EAST 130.00 FEET (DEED) TO AN EXISTING IRON PIN (1/2 INCH REBAR);

THENCE SOUTH 89 DEGREES 33 MINUTES 46 SECONDS EAST 472.58 FEET (DEED) TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE NORTH 00 DEGREES 26 MINUTES 29 SECONDS WEST 247.50 FEET (DEED) TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE NORTH 85 DEGREES 49 MINUTES 32 SECONDS EAST 24.06 FEET (DEED) TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO G. WRIGHT BY DEED RECORDED IN VOLUME 1058, PAGE 38 OF THE SAID COUNTY RECORDS, THE NEXT 3 COURSES AND DISTANCES:

- 1) NORTH 29 DEGREES 35 MINUTES 00 SECONDS EAST 52.28 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 2) NORTH 13 DEGREES 23 MINUTES 12 SECONDS EAST 139.20 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 3) NORTH 31 DEGREES 05 MINUTES 16 SECONDS WEST 93.54 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SOUTHERLY LINE OF A TRACT CONVEYED TO S. BERTKE BY DEED RECORDED IN VOLUME 1091, PAGE 579 OF THE SAID COUNTY RECORDS, NORTH 59 DEGREES 31 MINUTES 53 SECONDS EAST 268.87 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE TRAVERSING THROUGH THE ABOVE SAID ROSENBERGER TRACT (VOLUME 1079, PAGE 261 AND 264) THE NEXT 3 COURSES AND DISTANCES:

- 1) NORTH 67 DEGREES 19 MINUTES 06 SECONDS EAST 206.30 FEET TO AN IRON PIN SET;
- 2) SOUTH 46 DEGREES 58 MINUTES 41 SECONDS EAST 185.62 FEET TO AN IRON PIN SET;
- 3) NORTH 74 DEGREES 55 MINUTES 40 SECONDS EAST 192.33 FEET TO AN EXISTING IRON PIN (5/8" REBAR), SAID POINT BEING AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO V. BERTKE BY DEED RECORDED IN VOLUME 1057, PAGE 424 OF THE SAID COUNTY RECORDS;

THENCE WITH THE WEST LINE OF THE SAID BERTKE TRACT, SOUTH 13 DEGREES 40 MINUTES 38 SECONDS EAST 217.13 FEET TO AN IRON PIN SET;

THENCE TRAVERSING THROUGH THE SAID ROSENBERGER TRACT, SOUTH 76 DEGREES 45 MINUTES 45 SECONDS WEST 826.55 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.001 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

**ALSO THE FOLLOWING INGRESS AND EGRESS EASEMENT**

BEING A PART OF A TRACT CONVEYED TO BERNARD A. AND SANDY ROSENBERGER AND LURENDA L. BELK BY DEED RECORDED IN VOLUME 1079, PAGE 261 AND 264 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

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COMMENCING AT AN EXISTING IRON PIN (1/2 INCH REBAR) AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12;

THENCE SOUTH 89 DEGREES 11 MINUTES 46 SECONDS EAST 138.00 FEET (DEED) TO AN EXISTING IRON PIN (1/2 INCH REBAR);

THENCE SOUTH 89 DEGREES 33 MINUTES 46 SECONDS EAST 472.58 FEET (DEED) TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE NORTH 00 DEGREES 26 MINUTES 29 SECONDS WEST 247.50 FEET (DEED) TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE NORTH 85 DEGREES 49 MINUTES 32 SECONDS EAST 24.06 FEET (DEED) TO A POINT;

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO G. WRIGHT BY DEED RECORDED IN VOLUME 1058, PAGE 38 OF THE SAID COUNTY RECORDS, THE NEXT 3 COURSES AND DISTANCES:

- 1) NORTH 29 DEGREES 35 MINUTES 00 SECONDS EAST 52.28 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 2) NORTH 13 DEGREES 23 MINUTES 12 SECONDS EAST 139.20 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 3) NORTH 31 DEGREES 05 MINUTES 16 SECONDS WEST 93.54 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SOUTHERLY LINE OF A TRACT CONVEYED TO S. BERTKE BY DEED RECORDED IN VOLUME 1091, PAGE 579 OF THE SAID COUNTY RECORDS, NORTH 59 DEGREES 31 MINUTES 53 SECONDS EAST 268.87 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE WITH THE EAST LINE OF THE SAID S. BERTKE TRACT THE NEXT TWO COURSES AND DISTANCES:

- 1) NORTH 33 DEGREES 15 MINUTES 01 SECONDS WEST 226.29 FEET TO A POINT;
- 2) NORTH 08 DEGREES 25 MINUTES 30 SECONDS EAST 25.00 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE SOUTH LINE OF BREEZY HILL SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 115 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE WITH THE SAID SOUTH LINE, SOUTH 81 DEGREES 34 MINUTES 30 SECONDS EAST 17.91 FEET TO A POINT;

THENCE SOUTH 33 DEGREES 15 MINUTES 01 SECONDS EAST 238.65 FEET TO A POINT;

THENCE SOUTH 67 DEGREES 19 MINUTES 06 SECONDS WEST 30.52 FEET TO THE PLACE OF BEGINNING.

THERE IS ALSO INTENDED TO BE CONVEYED THE RIGHT TO USE THE INGRESS AND EGRESS EASEMENT CONVEYED WITH THE 18.582 MORE OR LESS ACRE TRACT ALONG THE SOUTH LINE OF BREEZY HILL SUBDIVISION TO THE CENTER OF COUNTY ROAD 73 (WAYNE RIDGE ROAD)(MORTGAGE VOLUME 1254, PAGE 424).

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 PREVIOUS SURVEY OF THE 18.582 MORE OR LESS ACRE TRACT CONVEYED TO M. AND C. ROBINSON BY LAND CONTRACT IN MORTGAGE BOOK VOLUME 1254, PAGE 424.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 24<sup>TH</sup> DAY OF JULY, 1998.

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY W. J. Biedenbach

11-19-98

# SURVEY FOR MARK ROBINSON

AUDITORS PARCEL NUMBER  
73-73-42-01-24-003 (PART)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO.

DERAINGS ARE BASED ON THE PREVIOUS SURVEY OF 18.582 MORE OR LESS ACRES.

## RESEARCH:

PREVIOUS SURVEY OF  
18.582 ± ACRES BY TERRY  
FINLEY (PS#7222), DATED  
02-19-93.

PREVIOUS SURVEY OF 4.256  
± ACRES BY TERRY FINLEY  
(PS#7222), DATED  
02-19-93.

PREVIOUS SURVEY OF 4.340  
± ACRES BY TERRY FINLEY  
(PS#7222), DATED  
07-31-91.

PREVIOUS SURVEY OF 2.159  
± ACRES BY TERRY FINLEY  
(PS#7222), DATED  
02-18-93.

BERNARD A. ROSENBERGER AND  
SANDY ROSENBERGER AND  
LURENDA L. BELK  
VOL. 1079, PG. 261  
VOL. 1079, PG. 264

BERNARD A. ROSENBERGER AND  
SANDY ROSENBERGER AND  
LURENDA L. BELK  
VOL. 1079, PG. 261  
VOL. 1079, PG. 264  
5.001 ± ACRES

BERNARD A. ROSENBERGER AND  
SANDY ROSENBERGER AND  
LURENDA L. BELK  
VOL. 1079, PG. 261  
VOL. 1079, PG. 264

MARK A. & CHERYL A.  
ROBINSON  
LAND CONTRACT  
MORT. VOL. 1254, PG. 424  
(18.582 ± ACRES)

DONNA PRICE  
VOL. 774, PG. 251

KERRY E. VALENTINE  
VOL. 1022, PG. 7

S. HERTKE  
VOL. 1091, PG. 579

G. WRIGHT  
VOL. 1058 PG. 38

## LEGEND

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
11-19-98

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME.  
THIS 15<sup>TH</sup> DAY OF JULY, 1998.

OFFICE COPY  
NOT RECORDABLE

W.J. BIEDENBACH & ASSOC.  
REGISTERED SURVEYOR

W.J. BIEDENBACH & ASSOC.  
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ZANESVILLE, OHIO  
(614) 453-4850

DRAWN BY: AJS	DATE: 07-24-98
SCALE: 1"=120'	CHECKED BY: WJB
JOB NO: 4333	DRAWING NO: D:\4333\4333