

**BERNARD COLLOPY**  
AUDITORS PARCEL NUMBER 73-73-42-01-55-000 (PART)  
TO BE COMBINED WITH 73-73-42-01-51-000

BEING A PART OF THE TRACT CONVEYED TO NORMA SIMS IN DEED BOOK VOLUME 1007, PAGE 85 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN 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 THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12;

THENCE WITH THE WEST LINE OF THE SAID SECTION, SOUTH 00 DEGREES 18 MINUTES 52 SECONDS EAST 687.06 FEET (DEED) TO A POINT;

THENCE LEAVING THE SAID WEST LINE AND WITH THE NORTH LINE OF A TRACT CONVEYED TO D. AND P. BERTKE IN DEED VOLUME 1094, PAGE 458, NORTH 89 DEGREES 41 MINUTES 08 SECONDS EAST 163.02 FEET (DEED) TO AN IRON PIN SET;

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO B. AND L. COLLOPY IN DEED VOLUME 420, PAGE 203, NORTH 00 DEGREES 22 MINUTES 16 SECONDS WEST 55.33 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID EAST LINE, NORTH 00 DEGREES 22 MINUTES 16 SECONDS WEST 147.02 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 73 (WAYNE RIDGE ROAD);

THENCE WITH THE CENTER OF THE SAID COUNTY ROAD THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 43 DEGREES 43 MINUTES 11 SECONDS EAST 8.21 FEET TO A POINT;
2. SOUTH 47 DEGREES 27 MINUTES 25 SECONDS EAST 118.58 FEET TO A POINT, SAID POINT BEING SOUTH 49 DEGREES 24 MINUTES 15 SECONDS WEST 22.31 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR IN CONCRETE);
3. SOUTH 47 DEGREES 27 MINUTES 25 SECONDS EAST 20.69 FEET TO A POINT;

THENCE LEAVING THE SAID COUNTY ROAD AND TRAVERSING THROUGH THE ABOVE SAID SIMS TRACT, SOUTH 66 DEGREES 23 MINUTES 22 SECONDS WEST 117.14 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 25.88 FEET.

CONTAINING 0.181 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 73 (WAYNE RIDGE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

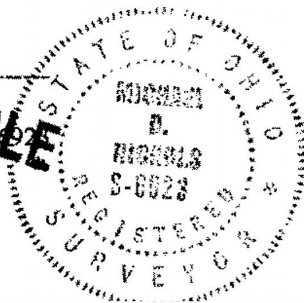
NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

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

BEARINGS ARE BASED ON THE PLAT BEARINGS OF GREEN HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 124 AND PAGE 125 OF THE MUSKINGUM COUNTY PLAT RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 3<sup>RD</sup> DAY OF NOVEMBER, 2010, FROM A FIELD SURVEY COMPLETED THE 27<sup>TH</sup> DAY OF OCTOBER, 2010.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR



**APPROVED**  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

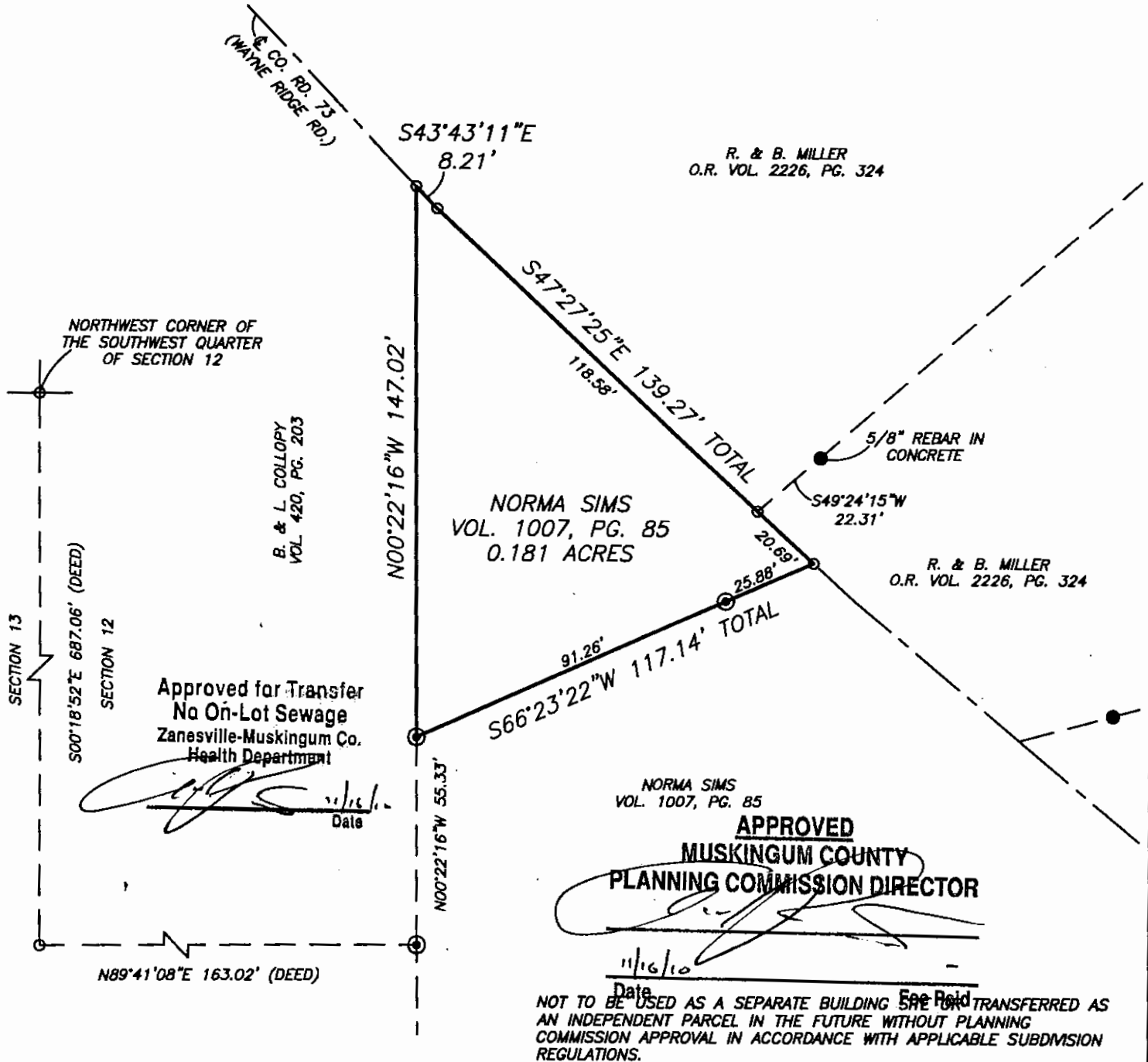
# SURVEY FOR BERNARD COLLOPY

AUDITORS PARCEL NUMBER  
73-73-42-01-55-000 (PART)

TO BE COMBINED WITH 73-73-42-01-51-000

BEING A PART OF THE TRACT CONVEYED TO NORMA SIMS IN DEED BOOK VOLUME 1007,  
PAGE 85 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN SECTION 12,  
TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE  
TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PLAT BEARINGS OF GREEN HILLS SUBDIVISION AS  
RECORDED IN PLAT BOOK 14, PAGE 124 AND PAGE 125 OF THE MUSKINGUM COUNTY  
PLAT RECORDS.



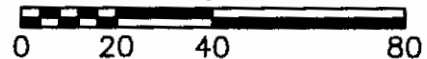
## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 1.000± AC. TRACT  
COMPLETED APRIL 29, 1986 BY M.D. NICHOLS PS6923  
PREVIOUS SURVEY OF A 0.626± AC. TRACT  
COMPLETED MAY 24, 1985 BY M.D. NICHOLS PS6923  
PREVIOUS SURVEY OF A 6.939± AC. TRACT  
COMPLETED APRIL 29, 1986 BY M.D. NICHOLS PS6923  
PREVIOUS SURVEY OF A 4.703± AC. TRACT  
COMPLETED AUG. 16, 1993 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 6.104± AC. TRACT  
COMPLETED NOV. 2, 1979 BY W.J. BIEDENBACH PS5718

## LEGEND

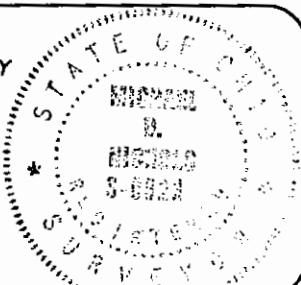
- EXISTING IRON PIN
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=40'



I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY  
TO BE CORRECT AS PREPARED BY ME, THIS 3rd DAY  
OF NOVEMBER 2010, FROM A FIELD SURVEY  
COMPLETED THE 17th DAY OF OCTOBER, 2010.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 16926



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, fax: 740-450-1000, email: BEI@traho.com

DRAWN BY: JWL

DATE: 11-03-10

SCALE: 1"=40'

CHECKED BY: MDN

JOB NO: 5475

DRAWING NO:  
Z:\5340\5475.dwg