

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

Civil Engineering and Land Surveying

Telephone (740) 453-4850
Fax (740) 450-1000
E-mail biedenbach@ee.net**ROBERT L. SHARP
AUDITORS PARCEL NUMBERS
73-73-72-07-06-000 (COMBINED WITH)
73-73-72-07-07-000 (PART)**

BEING A PART OF FRACTIONAL SECTION 7, TOWNSHIP 11, 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 (AXLE) AT THE NORTHWEST CORNER OF LOT 9 OF CULBERTSON'S SUBDIVISION (PLAT BOOK 1, PAGE 276);

THENCE WITH THE NORTH LINE OF LOT 9, SOUTH 86 DEGREES 00 MINUTES 42 SECONDS EAST 392.67 FEET TO A POINT, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 387.83 FEET;

THENCE CONTINUING WITH THE NORTH LINE, SOUTH 86 DEGREES 00 MINUTES 42 SECONDS EAST 216.89 FEET TO A POINT, SAID POINT BEING SOUTH 38 DEGREES 13 MINUTES 10 SECONDS WEST 1.18 FEET FROM AN EXISTING IRON PIN (AXLE);

THENCE LEAVING THE NORTH LINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO W. AND J. EPPLEY (VOLUME 1111, PAGE 496), SOUTH 38 DEGREES 13 MINUTES 10 SECONDS WEST 879.08 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED,

THENCE CONTINUING WITH THE WEST LINE OF TRACTS CONVEYED TO W. AND J. EPPLEY AND WILMA EPPLEY (VOLUME 522, PAGE 958), SOUTH 38 DEGREES 13 MINUTES 10 SECONDS WEST, PASSING AN EXISTING IRON PIN (AXLE) AT 627.31 FEET AND AN IRON PIN SET AT 843.12, A TOTAL DISTANCE OF 1007.92 FEET TO POINT AT THE LOW WATER MARK (AUGUST 21ST 2003) OF THE MUSKINGUM RIVER;

THENCE WITH THE LOW WATER MARK OF THE MUSKINGUM RIVER, NORTH 54 DEGREES 11 MINUTES 56 SECONDS WEST 135.69 FEET TO A POINT;

THENCE LEAVING THE LOW WATER MARK OF THE MUSKINGUM RIVER AND TRAVERSING THROUGH A TRACT CONVEYED TO ROBERT L. SHARP (VOLUME 1813, PAGE 125) THE FOLLOWING SEVEN COURSES AND DISTANCES:

- 1) NORTH 40 DEGREES 22 MINUTES 11 SECONDS EAST 588.95 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 149.03 FEET;
- 2) NORTH 40 DEGREES 11 MINUTES 43 SECONDS WEST 60.76 FEET TO AN IRON PIN SET;
- 3) NORTH 32 DEGREES 36 MINUTES 42 SECONDS WEST 8.39 FEET TO A POINT;
- 4) NORTH 71 DEGREES 25 MINUTES 20 SECONDS EAST 8.91 FEET TO A POINT;
- 5) NORTH 33 DEGREES 09 MINUTES 23 SECONDS EAST 225.47 FEET TO AN IRON PIN SET;
- 6) NORTH 29 DEGREES 58 MINUTES 46 SECONDS EAST 166.66 FEET TO AN IRON PIN SET;
- 7) SOUTH 55 DEGREES 12 MINUTES 36 SECONDS EAST 220.22 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.534 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF STATE ROUTE 60 (SOUTH RIVER ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE DEED BEARING OF SOUTH 85 DEGREES 43 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF A TRACT CONVEYED TO B. A. SHARP AS RECORDED IN DEED VOLUME 790, PAGE 280.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6TH DAY OF NOVEMBER 2003.

**MICHAEL D. NICHOLS
REGISTERED SURVEYOR**

DESCRIPTION ATTACHED
FOR AUDITOR'S REVIEW

BY *[Signature]*

12-5-2003

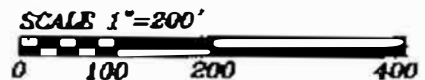
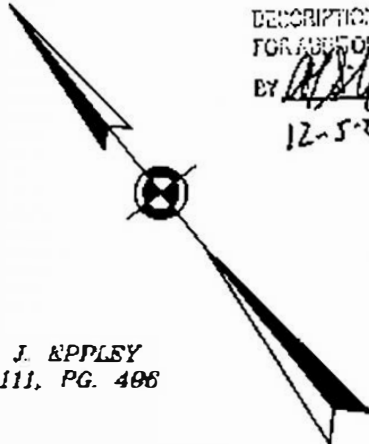
SURVEY FOR ROBERT SHARP

AUDITORS PARCEL NUMBERS
73-73-72-07-08-000 (COMBINED WITH)
73-73-72-07-07-000 (PART)

BEING A PART OF FRACTIONAL SECTION 7,
TOWNSHIP 11, RANGE 13, OF THE CONGRESS
LANDS EAST OF THE SCIOTO RIVER, WAYNE
TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE DEED BEARING
OF SOUTH 85 DEGREES 43 MINUTES 00
SECONDS EAST ALONG THE NORTH LINE OF A
TRACT CONVEYED TO B. A. SHARP AS
RECORDED IN DEED VOLUME 790, PAGE 280.

DESCRIPTION APPROVED
FOR AUDITOR'S RECORD
BY *[Signature]*
12-5-2003



- RESEARCH:
- VOL. 370, PG. 415
 - VOL. 558 PG. 557
 - VOL. 854, PG. 331
 - VOL. 790, PG. 278
 - VOL. 811, PG. 31
 - VOL. 931, PG. 28
 - VOL. 839, PG. 129
 - VOL. 995, PG. 31
- U.S.G.S. (ZANESVILLE EAST QUAD)
MUSKINGUM CO. TAX MAP

LEGEND

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

Lot Split
Approved
By *[Signature]*

BIEDENBACH ENGINEERING, INC. ZANESVILLE, OHIO (740) 453-4850	
DRAWN BY: AJS	DATE: 11-06-03
SCALE: 1"=200'	CHECKED BY: MDN
JOB NO: 4983	DRAWING NO: D:\4983\4983

NORTHWEST CORNER OF
LOT 9 OF
CULBERTSON'S SUBDIVISION
(PB 1, PG. 278)

BETTY ANN SHARP
VOL. 790, PG. 279

W. & J. EPPLEY
VOL. 1111, PG. 496

S.55°12'36"E.
220.22'

P.O.B.

ROBERT L. SHARP
VOL. 1813, PG. 125
3.534 ± ACRES

WILMA EPPLEY
VOL. 522, PG. 958

E CREEK

RIGHT-OF-WAY LINE

E STATE ROUTE 60
(SOUTH RIVER ROAD)

MUSKINGUM RIVER

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME.
THIS 6th DAY OF NOVEMBER, 2003.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR

NOT RECORDED COPY