

Biedenbach Engineering, Inc.

73-72-07-07-001

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Civil Engineering and Land Surveying

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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, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, 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;

THENCE LEAVING THE WEST LINE OF SAID EPPLEY TRACT AND TRAVERSING THROUGH A TRACT CONVEYED TO ROBERT L. SHARP (VOLUME 1813, PAGE 125) THE FOLLOWING THREE COURSES AND DISTANCES;

- 1) NORTH 55 DEGREES 12 MINUTES 36 SECONDS WEST 220.22 FEET TO AN IRON PIN SET;
- 2) SOUTH 29 DEGREES 58 MINUTES 46 SECONDS WEST 166.66 FEET TO AN IRON PIN SET;
- 3) SOUTH 33 DEGREES 09 MINUTES 23 SECONDS WEST 225.47 FEET TO A POINT ON THE EAST LINE OF A TRACT CONVEYED TO BETTY ANN SHARP (VOLUME 790, PAGE 279);

THENCE WITH THE EAST LINE OF SAID SHARP TRACT AND FOLLOWING THE APPROXIMATE CENTER LINE OF A CREEK THE FOLLOWING TWO COURSES AND DISTANCES;

- 1) NORTH 12 DEGREES 44 MINUTES 20 SECONDS EAST 224.10 FEET TO A POINT;
- 2) NORTH 62 DEGREES 41 MINUTES 20 SECONDS EAST 54.08 FEET TO A POINT;

THENCE LEAVING THE CENTER OF THE CREEK AND CONTINUING WITH THE EAST LINE OF SAID SHARP TRACT, NORTH 42 DEGREES 40 MINUTES 20 SECONDS EAST 911.00 FEET TO THE PLACE OF BEGINNING.


CONTAINING 4.285 MORE OR LESS ACRES, SUBJECT TO 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.

**OFFICE COPY
NOT RECORDABLE**
MICHAEL D. BIELS
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY 
12-5-2003

NORTHWEST CORNER OF
LOT 9 OF
CULBERTSON'S SUBDIVISION
(PB 1, PG. 276)

SURVEY FOR ROBERT 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.

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 260

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

BETTY ANN SHARP
VOL. 790, PG. 279

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

SCALE 1"=200'

0 100 200 400

RESEARCH:

VOL. 370, PG. 415
VOL. 558 PG. 557
VOL. 654, PG. 331
VOL. 790, PG. 279
VOL. 811, PG. 31
VOL. 931, PG. 26
VOL. 939, PG. 129
VOL. 995, PG. 31
U.S.G.S. (ZANESVILLE EAST QUAD)
MUSKINGUM CO TAX MAP

WILMA EPPLEY
VOL. 522, PG. 958

LEGEND

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

REVISIONS LISTED
FOR INFORMATION

BY *[Signature]*
12-5-2003

LOW WATER MARK
AS LOCATED 08-21-03

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.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

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