

BISCHOFF MILLER & ASSOCIATES, LLC

Consulting Engineers & Surveyors

JOE BENEDICT
AUDITORS PARCEL NUMBER
73-73-75-02-01-000 (PART)

TRACT 3 - 5.011 ACRES

BEING A PART OF FRACTIONAL SECTION 8, 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 STONE AT THE NORTHEAST CORNER OF FRACTIONAL SECTION 8;

THENCE WITH THE NORTH LINE OF FRACTIONAL SECTION 8, SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST 316.80 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT 1 OF CULBERTSON'S SUBDIVISION (PLAT BOOK 1, PAGE 276);

THENCE WITH THE EAST LINE OF LOT 1 OF CULBERTSON'S SUBDIVISION, SOUTH 42 DEGREES 55 MINUTES 28 SECONDS WEST 1683.00 FEET TO AN IRON PIN SET;

THENCE SOUTH 03 DEGREES 51 MINUTES 13 SECONDS EAST 1135.20 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING SOUTH 03 DEGREES 51 MINUTES 13 SECONDS EAST 175.00 FEET TO AN IRON PIN SET;

THENCE TRAVERSING THROUGH A TRACT CONVEYED TO JOE BENEDICT (VOLUME 1817, PAGE 475), NORTH 47 DEGREES 44 MINUTES 57 SECONDS WEST 933.00 FEET TO AN IRON PIN SET ON THE EAST LINE OF A TRACT CONVEYED TO THE MUSKINGUM RIVER GRAVEL COMPANY (VOLUME 531, PAGE 597);

THENCE WITH THE EAST LINE OF THE MUSKINGUM RIVER GRAVEL COMPANY TRACT, NORTH 06 DEGREES 38 MINUTES 40 SECONDS EAST 445.00 FEET TO AN IRON PIN SET;

THENCE LEAVING THE EAST LINE OF THE MUSKINGUM RIVER GRAVEL COMPANY TRACT AND TRAVERSING THROUGH THE JOE BENEDICT TRACT, SOUTH 35 DEGREES 02 MINUTES 13 SECONDS EAST 1092.76 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.011 MORE OR LESS ACRES, BEING SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 706 (DURANTS ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 23.36 ACRES BY DOUGLAS R. DAVIS (PS7972) AND DATED MARCH 13, 1999.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH REBAR WITH IDENTIFICATION CAP STAMPED "BISCHOFF & ASSOC".

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 12TH DAY OF NOVEMBER 2004 FROM AN ACTUAL FIELD SURVEY UNDER THE DIRECT SUPERVISION OF ME IN OCTOBER 2004.

OFFICE COPY
NOT RECORDABLE
 EDWARD J. BISCHOFF, PLS#5206
 11-14-2004



159600 *EX*
 DATE

SURVEY FOR JOE BENEDICT

AUDITORS PARCEL NUMBER
73-73-75-02-01-000 (PART)

BEING A PART OF FRACTIONAL SECTION 8, TOWNSHIP 11,
RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO
RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 23.36
ACRES BY DOUGLAS R. DAVIS (P57972) AND DATED MARCH
13, 1999.

D CHAMBERS
VOL. 938, PG. 238

LOT 1
CULBERTSON'S SUBDIVISION
PLAT BOOK 1, PAGE 276

S. 89°52'00"W.
316.80'

EXISTING STONE

N. 42°55'28"W.
1683.00'

NORTHEAST CORNER OF
FRACTIONAL SECTION 8

N. 81°00'00"E.
130.50'

N. 81°00'00"E. 539.84'

AREA OF GAP BETWEEN
VOL. 1817, PG. 475
AND VOL. 464, PG. 658
3.035 ± ACRES

TRACT 4
JOE BENEDICT
VOL. 1817, PG. 475
8.295 ± ACRES

23.409 ± ACRES
(TOTAL)

MUSKINGUM RIVER GRAVEL CO.
VOL. 456, PG. 382

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ANGLE POINTS
- ⊠ EXISTING STONE
- ⊕ SECTION CORNER
- ⚡ RAILROAD SPIKE SET

RESEARCH:

P. B. 1, PG. 276
P. B. 7, PG. 18
VOL. 45, PG. 409
VOL. 49, PG. 337
VOL. 79, PG. 354
VOL. 169, PG. 99
VOL. 464, PG. 658
VOL. 518, PG. 1086
VOL. 531, PG. 597
VOL. 938, PG. 238
VOL. 1145, PG. 108
U.S.G.S. (ZANESVILLE EAST
QUAD)
MUSKINGUM CO. TAX MAP

RECORDED
11-14-2004



SCALE 1"=200'

MUSKINGUM RIVER GRAVEL CO.
VOL. 531, PG. 597

N. 06°38'40"E. 1394.49'

380.00'

MUSKINGUM RIVER GRAVEL CO.
VOL. 549, PG. 701

MUSKINGUM RIVER GRAVEL CO.
VOL. 518, PG. 1086

N. 76°56'54"W. 827.50'

REPLAT OF THE
FREDRICK WHITE FARM
PLAT BOOK 7, PAGE 18

MUSKINGUM RIVER GRAVEL CO.
VOL. 518, PG. 1086

N. 62°33'18"W. 845.56'

TRACT 1
JOE BENEDICT
VOL. 1817, PG. 475
5.038 ± ACRES

TRACT 2
JOE BENEDICT
VOL. 1817, PG. 475
5.065 ± ACRES

TRACT 3
JOE BENEDICT
VOL. 1817, PG. 475
5.011 ± ACRES

N. 35°02'13"W. 1082.75'

N. 35°02'13"W. 1082.75'

N. 81°00'00"E. 539.84'

154.49'

446.00'

P.O.B.

175.00'

175.00'

175.00'

175.00'

175.00'

175.00'

175.00'

175.00'

175.00'

175.00'

175.00'

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND
BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS
PREPARED BY ME, THIS 12TH DAY OF NOVEMBER 2004
FROM AN ACTUAL FIELD SURVEY UNDER THE DIRECT
SUPERVISION OF ME IN NOVEMBER 2004.

OFFICE COPY
NOT RECORDABLE
EDWARD A. BISCHOFF
REGISTERED SURVEYOR #5206

DATE

BISCHOFF & ASSOCIATES, INC.

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COLUMBUS, OHIO 43215-7000

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