



THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON A GRID BEARING ON THE SOUTH PART OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10 USED AS SOUTH 03°13'53" WEST.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF CLAY, PART BEING IN THE SOUTHWEST QUARTER OF SECTION 2, PART BEING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, PART BEING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, PART BEING IN THE NORTHWEST QUARTER OF SECTION 11, RANGE 14 WEST, TOWNSHIP 14 NORTH OF "CONGRESS LANDS EAST OF THE SCIOTO RIVER".



Scale : 1" = 200'

435.801 ACRES TOTAL

PATRICK J. ROBARGE
BOOK 836 PG. 97
14.30 ACRES

NEW SPLIT OUT OF
BOOK 3009 PG. 289
102.784 ACRES TOTAL

PATRICK J. ROBARGE
BOOK 1112 PG. 393
21.25 ACRES

All of
P.N. 13-40-03-22-000

PARCEL 1

Part of
P.N. 13-40-02-07-001

PARCEL 2

NEW SPLIT OUT OF
BOOK 3009 PG. 289
146.647 ACRES

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = Survey Angle Point
- = Concrete Monument Found
- = 3/4" I.P.F. "L.E. 5489"
- ⊠ = 3/4" I.P.F. "Graves 5792"
- ⊞ = White P.V.C. Set On Line
- = I.P.F. Uncapped (size noted)
- ⊙ = 1" Rod Found
- ⊗ = Post Found
- ⊕ = Existing 45" Hickory
- ⊖ = 3/4" I.P.F. "Finley 7222"
- ▲ = Nail Found Finley

LINE	BEARING	DISTANCE
L1	N 45°49'47" E	226.47'
L2	N 45°01'34" E	416.95'
L3	N 47°31'34" E	43.94'
L4	N 50°58'52" E	39.36'
L5	N 55°44'13" E	80.73'
L6	N 61°57'47" E	80.74'
L7	N 65°53'11" E	41.86'
L8	N 74°20'19" E	48.47'
L9	N 85°43'36" E	68.94'
L10	S 88°01'40" E	118.53'
L11	S 79°40'29" E	84.96'
L12	S 75°25'50" E	99.44'
L13	S 74°24'07" E	147.72'
L14	N 03°13'05" E	231.09'
L15	N 00°13'28" E	144.31'
L16	N 51°34'34" W	203.22'
L17	N 46°12'04" W	289.20'
L18	N 35°19'41" W	211.63'
L19	N 55°16'48" E	106.49'
L20	N 64°58'48" E	153.71'
L21	N 42°02'35" W	206.18'
L22	N 03°44'43" E	79.12'
L23	S 01°05'26" W	458.02'
L24	S 86°35'46" E	465.20'
L25	N 03°24'14" E	457.65'
L26	N 86°50'38" W	495.36'
L27	N 00°00'41" W	240.40'
L28	S 00°00'41" E	240.40'
L29	S 89°59'19" W	543.59'
L30	N 64°55'50" E	30.00'
L31	S 36°45'54" E	95.32'
L32	S 19°53'50" W	85.56'
L33	S 55°51'12" W	27.19'
L34	S 73°50'18" W	25.66'
L35	N 87°51'03" W	128.74'
L36	N 79°07'04" W	15.69'
L37	S 87°43'10" W	90.35'
L38	S 84°31'18" W	121.16'
L39	S 86°35'46" E	527.05'

COURTNAME LANDSPECIALISTS LTD
BOOK 3005 PG. 548
134.00 ACRES

BOOK 2093 PG. 747
11.28 ACRES

MICHAEL E. LEWIS
BOOK 2093 PG. 747
18.75 ACRES

JOHN M. ABEL
BOOK 1514 PG. 427
39.10 ACRES

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.

Gregory A. Biedenbach
S-7881 DATE: 9/30/22

GRIGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX

REGISTERED SURVEYOR

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND SEAL

BOARD OF TRUSTEES
OF CLAY TWP.
BOOK 1072 PG. 251
1.00 ACRE

VICTOR W. &
TERRI R. RUNKLE
BOOK 2321 PG. 348
72.92 ACRES

SURVEY LINE BY R.L. WELLERT P.S.6300
(RECORDED IN DEED VOL. 942, PG. 226)

BOOK 2321 PG. 348 72.92 ACRES

- PERTINENT DOCUMENTS
- (1) ALL DEEDS AS SHOWN.
 - (2) COUNTY TAX MAPS.
 - (3) U.S.G.S. QUAD. MAP CROOKSVILLE.
 - (4) SURVEY PLATS BY BIEDENBACH SURVEYING.
 - (5) SURVEY PLATS BY RICHARD MAX GRAVES.
 - (6) SURVEY PLATS BY RICHARD L. DANIELS.
 - (7) SURVEY PLATS BY KEVIN CANNON.
 - (8) SURVEY PLATS BY TERRY J. FINLEY.
 - (9) SURVEY PLATS BY EARL R. DONAKER.
 - (10) SURVEY PLATS BY W.B. HENDERSON.
 - (11) SURVEY PLATS BY CLAUS SURVEYING.

Survey File No.: GB-3762AF-2

DESCRIPTION
APPROVED
By: *M. A. Johnson*

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.