

DESCRIPTION FOR CONVEYANCE
WILLIAM L. AND BEVERLY A. FACTOR
PARCEL NUMBER ~~17~~-17-62-04-15
~~PARCEL NUMBER 18-17-62-04-16~~
PARCEL NUMBER ~~18~~-17-62-04-17 ✓

18

BEING A PART OF THE TRACTS CONVEYED TO WILLIAM L. AND BEVERLY A. FACTOR BY DEEDS RECORDED IN VOLUME 664, PAGE 194 AND VOLUME 695, PAGE 324 OF THE MUSKINGUM COUNTY DEED RECORDS; IN THE THIRD QUARTER OF TOWNSHIP ONE, RANGE SEVEN OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (AXLE) AT THE SOUTHERLY CORNER OF LOT NUMBER 25 OF HOMESTEAD HILLS SUBDIVISION AS RECORDED IN PLAT BOOK EIGHT, PAGE SIXTY-FIVE OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE SOUTH 04 DEGREES 42 MINUTES 44 SECONDS WEST 264.97 FEET ALONG THE WEST LINE OF LOT NUMBER 26, 27, 68, AND 69 OF SAID HOMESTEAD HILLS SUBDIVISION TO AN EXISTING IRON PIN (3/4 INCH I.D. PIPE), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE CONVEYED, PASSING EXISTING IRON PINS AT 45.00 FEET, 144.89 FEET, AND 244.47 FEET; THENCE CONTINUING SOUTH 04 DEGREES 42 MINUTES 44 SECONDS WEST 99.23 FEET ALONG THE WEST LINE OF LOT NUMBER 69 AND LOT NUMBER 70 OF SAID HOMESTEAD HILLS SUBDIVISION TO AN IRON PIN SET; THENCE SOUTH 49 DEGREES 53 MINUTES 32 SECONDS WEST 141.23 FEET TO AN EXISTING IRON PIN (AXLE); THENCE NORTH 84 DEGREES 58 MINUTES 05 SECONDS WEST 278.18 FEET TO AN IRON PIN SET, PASSING EXISTING IRON PINS (AXLES) AT 163.37 FEET AND 263.00 FEET; THENCE NORTH 10 DEGREES 05 MINUTES 29 SECONDS EAST 180.05 FEET TO AN IRON PIN SET; THENCE NORTH 84 DEGREES 58 MINUTES 00 SECONDS WEST 450.00 FEET TO A POINT IN THE CENTER OF DRESDEN ROAD, PASSING IRON PINS SET AT 375.06 FEET AND 420.00 FEET; THENCE NORTH 10 DEGREES 05 MINUTES 29 SECONDS EAST 20.08 FEET TO A POINT IN THE SAID CENTER OF DRESDEN ROAD; THENCE LEAVING SAID DRESDEN ROAD SOUTH 84 DEGREES 58 MINUTES 00 SECONDS EAST 809.60 FEET ALONG THE SOUTH LINE OF A TRACT CONVEYED TO E. SCOTT AND SHIRLEY M. MC COLLISTER BY DEED RECORDED IN VOLUME 590, PAGE 261 OF THE MUSKINGUM COUNTY DEED RECORDS TO THE PLACE OF BEGINNING.

CONTAINING 1.780 MORE OR LESS ACRES (0.069 MORE OR LESS ACRES FROM PARCEL DESCRIBED IN DEED BOOK VOLUME 695, PAGE 324 AND 1.711 MORE OR LESS ACRES FROM PARCEL DESCRIBED IN DEED BOOK VOLUME 664, PAGE 194), SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF DRESDEN ROAD.

THERE IS ALSO HEREBY CONVEYED A 50 FOOT EASEMENT FOR ROAD WAY PURPOSES RESERVED IN A DEED TO E. SCOTT MC COLLISTER, ET.A., AND RECORDED IN DEED BOOK 590, PAGE 261, SAID EASEMENT TO BE USED IN COMMON WITH OWNERS OF THE TRACT ON THE NORTHERLY SIDE OF THE MC COLLISTER TRACT.

ALSO SUBJECT TO AN EASEMENT FOR UTILITY PURPOSES OVER AND IN SAID PREMISES AS RECORDED IN DEED BOOK VOLUME 695, PAGE 324, ALSO SUBJECT TO A SEWER LINE EASEMENT GRANTED TO ADDISON B. HENRY, JR., ET. A., BY DEEDS OF RECORD DEED BOOK VOLUME 586, PAGE 188 AND DEED BOOK VOLUME 587, PAGE 165.

ALL IRON PIN SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS SET SEPTEMBER 1985 DURING SURVEY OF 1.853 MORE OR LESS ACRE TRACT.

BEARINGS ARE BASED ON THE DEED BEARING OF THE NORTH LINE OF THE TRACT CONVEYED TO W. AND B. FACTOR VOLUME 664 PAGE 194.

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NOT RECORDABLE

E. Johnson

FACTOR PROPERTY

THERE IS ALSO HEREBY CONVEYED AN INGRESS AND EGRESS EASEMENT OVER
THE FOLLOWING DESCRIBED PARCEL

BEING A PART OF A TRACT CONVEYED TO WILLIAM L. AND BEVERLY A.
FACTOR AS RECORDED IN DEED BOOK VOLUME 664 PAGE 194 AND DEED BOOK
VOLUME 695 PAGE 324 OF THE MUSKINGUM COUNTY DEED RECORDS; IN THE
THIRD QUARTER OF TOWNSHIP ONE, RANGE SEVEN, OF THE UNITED STATES
MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING
FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKED BY AN EXISTING IRON PIN (AXLE) AT
THE SOUTHERLY CORNER OF LOT NUMBER 25 OF HOMESTEAD HILLS SUBDIVISION
AS RECORDED IN PLAT BOOK EIGHT PAGE SIXTY-FIVE OF THE MUSKINGUM
COUNTY PLAT RECORDS; THENCE SOUTH 04 DEGREES 42 MINUTES 44 SECONDS
WEST 364.20 FEET ALONG THE WEST LINE OF LOT NUMBER 26, 27, 68, AND
69, AND 70 OF SAID HOMESTEAD HILLS SUBDIVISION TO A POINT MARKED BY
AN IRON PIN SET (5/8 INCH REBAR), PASSING POINTS MARKED BY EXISTING
IRON PINS AT 45.00 FEET, 144.89 FEET, 244.47 FEET, AND 264.97 FEET;
THENCE SOUTH 49 DEGREES 53 MINUTES 32 SECONDS WEST 141.23 FEET TO A
POINT MARKED BY AN EXISTING IRON PIN (AXLE); THENCE NORTH 84 DEGREES
58 MINUTES 05 SECONDS 728.18 FEET TO A POINT IN DRESDEN ROAD,
PASSING POINT MARKED BY EXISTING IRON PINS (AXLES) AT 163.37 FEET,
263.00 FEET, 363.19 FEET, 463.09 FEET, AND 563.06 FEET, AND PASSING
POINTS MARKED BY IRON PINS SET (5/8 INCH REBAR) AT 278.18 FEET AND
698.06 FEET; THENCE NORTH 10 DEGREES 05 MINUTES 29 SECONDS EAST
130.10 FEET TO A POINT IN DRESDEN ROAD, SAID POINT BEING THE PLACE
OF BEGINNING OF THIS INGRESS AND EGRESS EASEMENT; THENCE CONTINUING
NORTH 10 DEGREES 05 MINUTES 29 SECONDS EAST 49.96 FEET TO A POINT IN
DRESDEN ROAD; THENCE SOUTH 84 DEGREES 58 MINUTES 00 SECONDS EAST
74.94 FEET TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR),
PASSING A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR) AT 30.00
FEET; THENCE SOUTH 62 DEGREES 56 MINUTES 19 SECONDS WEST 93.66 FEET
TO THE PLACE OF BEGINNING, PASSING A POINT MARKED BY AN IRON PIN SET
(5/8 INCH REBAR) AT 56.16 FEET.

ALSO SUBJECT TO A 20 FOOT EASEMENT FOR ROADWAY PURPOSES ON AN
EXISTING DRIVEWAY, SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

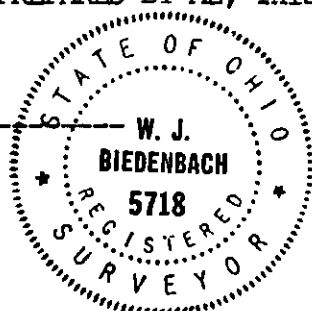
BEING A PART OF A TRACT CONVEYED TO WILLIAM L. AND BEVERLY A.
FACTOR AS RECORDED IN DEED BOOK VOLUME 664 PAGE 194 AND DEED BOOK
VOLUME 695 PAGE 324 OF THE MUSKINGUM COUNTY DEED RECORDS; IN THE
THIRD QUARTER OF TOWNSHIP 1, RANGE SEVEN, OF THE UNITED STATES
MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING
FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKED BY AN EXISTING IRON PIN (AXLE) AT
THE SOUTHERLY CORNER OF LOT NUMBER 25 OF HOMESTEAD HILLS SUBDIVISION
AS RECORDED IN PLAT BOOK 8 PAGE 65 OF THE MUSKINGUM COUNTY PLAT
RECORDS; THENCE SOUTH 04 DEGREES 42 MINUTES 44 SECONDS WEST 364.20
FEET ALONG THE WEST LINE OF LOT NUMBER 26, 27, 68, 69, AND 70 OF
SAID HOMESTEAD HILLS SUBDIVISION TO A POINT MARKED BY AN IRON PIN
SET (5/8 INCH REBAR), PASSING POINT MARKED BY EXISTING IRON PINS AT
45.00 FEET, 144.89 FEET, 244.47 FEET, AND 264.97 FEET; THENCE SOUTH
49 DEGREES 53 MINUTES 32 SECONDS WEST 141.23 FEET TO A POINT MARKED
BY AN EXISTING IRON PIN (AXLE); THENCE NORTH 10 DEGREES 05 MINUTES
29 SECONDS EAST 180.06 FEET TO A POINT IN DRESDEN ROAD, SAID POINT
BEING THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE CONTINUING
NORTH 10 DEGREES 05 MINUTES 29 SECONDS EAST 20.08 FEET TO A POINT;
THENCE SOUTH 84 DEGREES 58 MINUTES 00 SECONDS EAST 185.00 FEET TO A
POINT, PASSING A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH
PIPE) AT 30.00 FEET; THENCE SOUTH 10 DEGREES 05 MINUTES 29 SECONDS
WEST 20.08 FEET TO A POINT; THENCE NORTH 84 DEGREES 58 MINUTES 00
SECONDS WEST 185.00 FEET TO THE PLACE OF BEGINNING, PASSING POINTS
MARKED BY IRON PINS SET (5/8 INCH REBAR) AT 110.06 FEET AND 155.00
FEET.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 27TH DAY OF JUNE
1988.

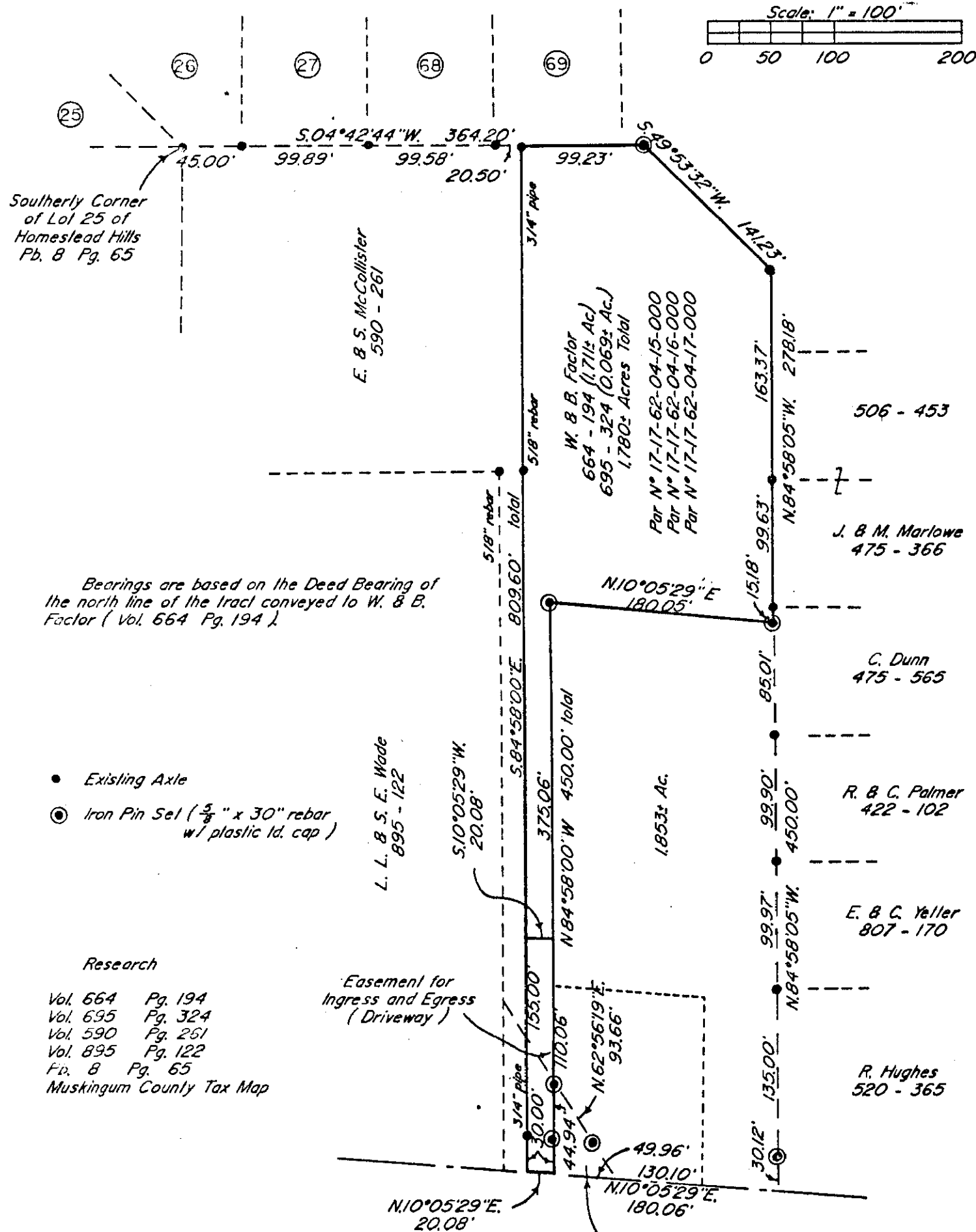
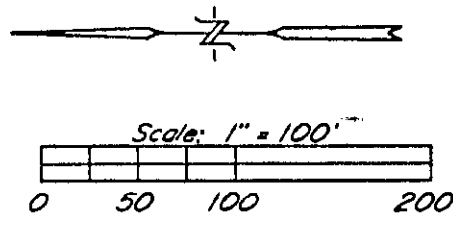
OFFICE COPY
NOT RECORDED
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

D2860 FACTOR



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Dambell
7/7/88



Being a Part of a tract conveyed to William L. & Beverly A. Factor as recorded in vol. 664 Pg. 194 & Vol. 695 Pg. 324 of the Muskingum County Deed Records; in the 3rd Quarter of Township 1, Range 7, United States Military Lands, Falls Township, Muskingum County, Ohio.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *J. T. Hambl*
7-7-88

I hereby certify to the best of my knowledge and belief that this survey to be correct as prepared by me on the 27th day of June 1988.
W. J. Biedenbach
Reg. Surveyor #5718



W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 6-27-88
Scale: 1" = 100'	Checked by: <i>SP</i>
Job N°: 2860	B. Factor