

17-82-02-44
595 JERSEY RIDGE RD

W. J. BIEDENBACH AND ASSOCIATES
SURVEYING AND MAPPING
3120 LISA LANE, ZANESVILLE, OHIO 43701
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OFFICE COPY
NOT RECORDABLE

DESCRIPTION FOR CONVEYANCE

BEING A PART OF LOT NUMBER 1 AND LOT NUMBER 2 OF MONROE AND DUNCAN'S SUBDIVISION AS DELINEATED IN DEED BOOK "P" PAGE 519 OF THE MUSKINGUM COUNTY DEED RECORDS, IN THE 3RD QUARTER OF TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, [REDACTED] SHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT NUMBER 1 OF MONROE AND DUNCAN'S SUBDIVISION; THENCE SOUTH 88 DEGREES 11 MINUTES 12 SECONDS EAST 220.88 FEET ALONG THE NORTH LINE OF LOT NUMBER 1 TO A POINT MARKED BY AN EXISTING IRON PIN (BOLT) ON THE WEST SIDE OF COUNTY ROAD NUMBER 296 (JERSEY RIDGE ROAD); THENCE SOUTH 08 DEGREES 54 MINUTES 28 SECONDS EAST 101.49 FEET TO A POINT MARKED BY A METAL FENCE POST ON THE SAID WEST SIDE OF COUNTY ROAD NUMBER 296; THENCE SOUTH 10 DEGREES 00 MINUTES 19 SECONDS EAST 174.85 FEET TO A POINT MARKED BY AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SAID WEST SIDE OF COUNTY ROAD NUMBER 296; THENCE SOUTH 26 DEGREES 23 MINUTES 03 SECONDS EAST 230.03 FEET TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 88 DEGREES 20 MINUTES 16 SECONDS EAST 19.92 FEET TO A POINT IN THE CENTER OF SAID COUNTY ROAD NUMBER 296; THENCE SOUTH 28 DEGREES 25 MINUTES 47 SECONDS EAST 201.86 FEET ALONG THE WEST LINE OF PARCEL NUMBER 2 AND PARCEL NUMBER 3 CONVEYED TO K. AND K. SNYDER AS RECORDED IN VOLUME 781 PAGE 114 TO A POINT IN THE SAID CENTER OF COUNTY ROAD 296; THENCE NORTH 88 DEGREES 20 MINUTES 16 SECONDS WEST 538.25 FEET TO A POINT MARKED BY AN EXISTING IRON PIN (AXLE), PASSING A POINT MARKED BY AN EXISTING IRON PIN (AXLE) AT 20.75 FEET; THENCE NORTH 01 DEGREE 33 MINUTES 59 SECONDS WEST 174.93 FEET TO A POINT MARKED BY AN EXISTING IRON PIN (1 INCH ID PIPE); THENCE SOUTH 88 DEGREES 20 MINUTES 16 SECONDS EAST 426.96 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.975 MORE OR LESS ACRES (TOTAL); 1.825 MORE OR LESS ACRES IN LOT NUMBER 1 AND 0.150 MORE OR LESS ACRES IN LOT NUMBER 2.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAP.

AUDITORS PARCEL NUMBER 1717820244

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF LOT NUMBER 2, 3, AND 4 OF BROWNING'S SUBDIVISION (UNRECORDED) 3.51 MORE OR LESS ACRES.

I HEREBY CERTIFY THE ABOVE DESCRIPTION TO BE CORRECT AS PREPARED BY ME THIS 15TH DAY OF DECEMBER 1985.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923



