

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
3120 LISA LANE, ZANESVILLE, OHIO 43701 (614)453-4850

17-41 02-44

DESCRIPTION FOR CONVEYANCE

PARCEL NUMBER 17-17-41-02-43-000 (0.293 MORE OR LESS ACRES)
PARCEL NUMBER 17-17-41-02-44-000 (0.688 MORE OR LESS ACRES)

BEING A PART OF LOT 51 AND ALL OF LOTS 52 AND 53 OF ROLLAND E. JONES UNRECORDED SUBDIVISION; SITUATED IN THE SECOND QUARTER OF TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT NUMBER 6 OF UNDERWOODS SUBDIVISION AS RECORDED IN PLAT BOOK "A-0", PAGE 53 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE SOUTH 84 DEGREES 12 MINUTES 00 SECONDS EAST 2545.59 FEET (BY DEED) TO A POINT; THENCE SOUTH 29 DEGREES 20 MINUTES 00 SECONDS WEST 692.06 FEET (BY DEED) TO A POINT; THENCE SOUTH 60 DEGREES 40 MINUTES 00 SECONDS EAST 170.00 FEET (BY DEED) TO A POINT; THENCE SOUTH 27 DEGREES 29 MINUTES 00 SECONDS WEST 530.25 FEET (BY DEED) TO A POINT; THENCE NORTH 59 DEGREES 31 MINUTES 00 SECONDS WEST 170.00 FEET (BY DEED) TO A POINT; THENCE SOUTH 32 DEGREES 05 MINUTES 17 SECONDS WEST 1500.73 FEET (BY DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 57 DEGREES 28 MINUTES 00 SECONDS EAST 150.00 FEET (BY DEED) TO A POINT; THENCE SOUTH 37 DEGREES 19 MINUTES 38 SECONDS WEST 613.37 FEET (BY DEED) TO A POINT ON THE LOW WATER MARK OF THE MUSKINGUM RIVER, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT CONVEYED TO D. M. MILLER AS RECORDED IN DEED VOLUME 945, PAGE 48 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE ALONG SAID LOW WATER MARK SOUTH 46 DEGREES 43 MINUTES 42 SECONDS WEST 125.32 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT NUMBER 50 OF SAID UNRECORDED SUBDIVISION; THENCE CONTINUING ALONG SAID LOW WATER MARK SOUTH 47 DEGREES 42 MINUTES 39 SECONDS WEST 115.00 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING ALONG SAID WATER MARK SOUTH 47 DEGREES 42 MINUTES 39 SECONDS WEST 285.00 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT NUMBER 53 OF SAID UNRECORDED SUBDIVISION; THENCE ALONG THE SOUTH LINE OF LOT NUMBER 53 NORTH 42 DEGREES 17 MINUTES 21 SECONDS WEST, PASSING AN IRON PIN SET AT 25.00 FEET A TOTAL DISTANCE OF 150.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF LOT NUMBER 53; THENCE ALONG THE WEST LINE OF LOTS NUMBER 53, 52 AND 51 NORTH 47 DEGREES 42 MINUTES 39 SECONDS EAST 285.00 FEET TO A P-K NAIL SET, SAID NAIL BEING SOUTH 47 DEGREES 42 MINUTES 39 SECONDS WEST 15.00 FEET FROM THE NORTHWEST CORNER OF LOT NUMBER 51, WHICH SAID CORNER IS NORTH 56 DEGREES 19 MINUTES 00 SECONDS WEST 0.32 FEET FROM AN EXISTING CONCRETE MONUMENT; THENCE WITH A LINE PARALLEL WITH THE NORTH LINE OF LOT NUMBER 51 SOUTH 42 DEGREES 17 MINUTES 21 SECONDS EAST, PASSING AN IRON PIN AT 125.00 FEET A TOTAL DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.981 MORE OR LESS ACRES TOTAL, SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 6.616 MORE OR LESS ACRES AS SURVEYED BY R. L. DANIELS, REGISTERED SURVEYOR #5410 AND DATED JULY 1983.

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

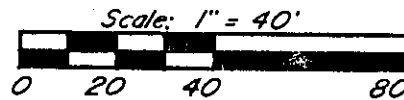
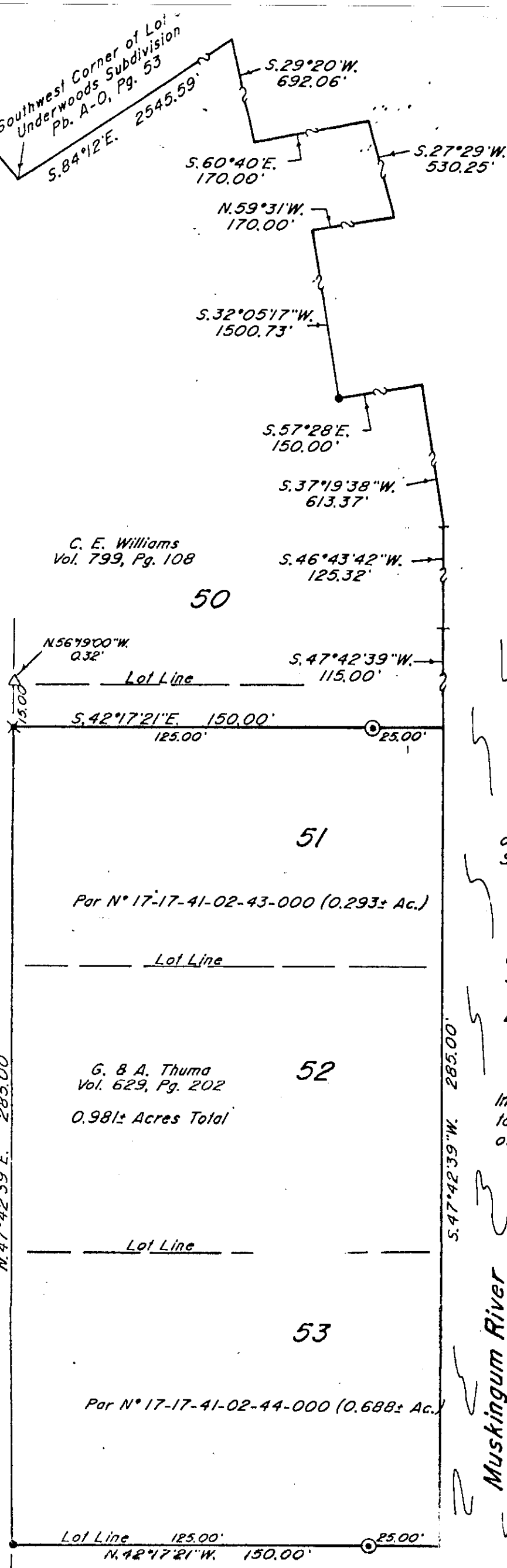
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE ABOVE DESCRIPTION AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 10TH DAY OF SEPTEMBER 1992.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Nambl 9/15/92

D3525A-4 C. WILLIAMS

OFFICE COPY
NOT RECORDABLE
W. J. BIEDENBACH
REGISTERED SURVEYOR #5410



- △ ~ Concrete Monument
- ~ Existing Iron Pin ($\frac{5}{8}$ " rebar)
- ⊙ ~ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w/ plastic ld. cap)
- ✕ ~ P-K Nail Set

Research

Vol. 781 Pg. 331
 Vol. 945 Pg. 48
 Vol. 799 Pg. 108
 Vol. 629 Pg. 202
 Vol. 931 Pg. 190
 Vol. 1010 Pg. 214
 Vol. 1040 Pg. 212
 Previous survey of 6.616± Ac.
 Muskingum County Tax Map

Bearings are based on the previous survey of 6.616± acres as surveyed by R.L. Daniels, Reg. Surveyor #5410 and dated July of 1983.

Being a part of Lot 51 and all of Lots 52 and 53 of Rolland E. Jones Unrecorded Subdivision; Situated in the 2nd Quarter of Township 1, Range 9, of the United States Military Lands, Falls Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge, information, and belief, the above plat and survey to be correct as prepared by me, this 10th day of September 1992.

OFFICE COPY
NOT RECORDABLE

W.J. Biedenbach
 Reg. Surveyor

DESCRIPTION APPROVED
 FOR AUDITOR'S TRANSFER

BY J. J. Nambl
 9-15-92

W.J. BIEDENBACH & ASSOC.
 SURVEYING & MAPPING
 ZANESVILLE, OHIO
 (614) 453-4850

Drawn by: SDD	Date: 9-10-92
Scale: 1" = 40'	Checked by: <u>JD</u>
Job N°: 3525	C. Williams