

return to (Thomas)
(mf)

23-66-04-17

5615 LOWER BLOOMFIELD RD

W.J. BIEDENBACH AND ASSOCIATES

SURVEYING AND MAPPING

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H. ROY & LAWANDA L. BALLANTINE

AUD. PAR# 23-23-66-04-17-000 (ALL) 0.472 ± ACRES

AUD. PAR# 23-23-66-04-16-000 (PART) 0.278 ± ACRES

BEING ALL OF THE 0.40 ± ACRE TRACT CONVEYED TO H.R. & L.L. BALLANTINE BY DEED RECORDED IN VOLUME 433, PAGE 174 AND A PART OF THE 1.54 ACRE TRACT CONVEYED TO H.R. & L.L. BALLANTINE BY DEED RECORDED IN VOLUME 758, PAGE 143 OF THE MUSKINGUM COUNTY DEED RECORDS: SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

*COMMENCING AT THE NORTHEAST CORNER OF BLOOMFIELD ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 15, PAGE 27 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE WITH THE CENTER OF COUNTY ROAD 65 (LOWER BLOOMFIELD RD.), NORTH 01 DEGREES 34 MINUTES 36 SECONDS WEST 24.76 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID 1.54 ± ACRE TRACT, NORTH 89 DEGREES 34 MINUTES 36 SECONDS WEST 181.22 FEET TO AN IRON PIN SET. PASSING AN IRON PIN SET AT 30.00 FEET; THENCE CONTINUING THROUGH THE SAID TRACT, NORTH 01 DEGREES 25 MINUTES 24 SECONDS EAST 185.26 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF A 16.5 FEET ALLEY (HOGSEED'S ADDITION NO. 2, PLAT BOOK 1, PAGE 274); THENCE WITH THE SAID SOUTH LINE SOUTH 89 DEGREES 34 MINUTES 36 EAST 171.52 FEET TO A POINT IN THE CENTER OF THE SAID COUNTY ROAD 65, PASSING AN IRON PIN SET AT 141.77 FEET AND AN EXISTING IRON PIN (5/8" REBAR) AT 20.00 FEET. THENCE WITH THE SAID ROAD, SOUTH 01 DEGREES 34 MINUTES 36 SECONDS EAST 185.35 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.750 ± ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF COUNTY ROAD 65 AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8" x 30' REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

BEARINGS ARE BASED ON THE BLOOMFIELD ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 15, PAGE 27.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIPTION AND SURVEY TO BE CORRECT AS PREPARED BY ME THIS 11TH DAY OF DECEMBER 1997

OFFICE COPY
NOT RECORDED
MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923



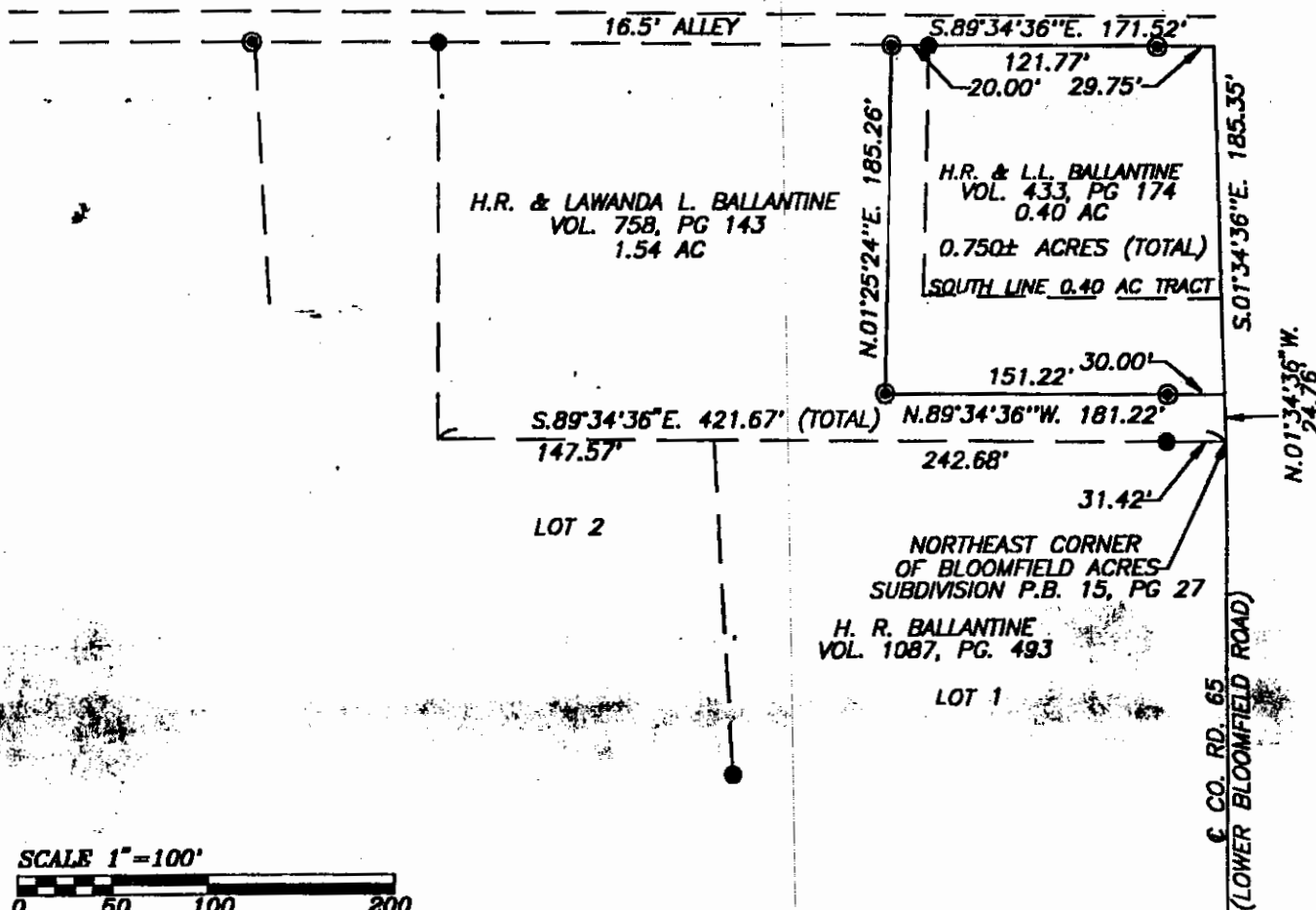
DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY APL
1-22-97

D4094- BALLANTINE

SURVEY FOR: H. ROY BALLANTINE

HOGSEED'S ADDITION #2
P.B. 1, PG 274



LEGEND

- IRON PIN FOUND
- IRON PIN SET
(5/8" REBAR W/CAP)



BEING ALL OF THE 0.40± AC. TRACT
CONVEYED TO H.R. & LAWANDA L. BALLANTINE
BY DEED RECORDED IN VOL. 433, PG. 174 AND
A PART OF THE 1.54± ACRE TRACT CONVEYED TO
H.R. & LAWANDA L. BALLANTINE BY DEED RECORDED
IN VOL. 758, PG. 143 OF THE MUSKINGUM COUNTY
DEED RECORDS; SITUATED IN THE NORTHEAST QUARTER
OF SECTION 12, TOWNSHIP 2, RANGE 5, OF THE UNITED
STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM
COUNTY, OHIO.

BEARINGS ARE BASED ON THE BLOOMFIELD
ACRES SUBDIVISION AS RECORDED IN P.B. 15, PG 15.

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THAT THE PLAT AND
SURVEY TO BE CORRECTLY PREPARED BY ME,
THIS 1ST DAY OF DECEMBER, 1996.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

AUD. PAR# 23-23-66-01-17-000 (ALL) 0.472 AC.
AUD. PAR# 23-23-66-01-16-000 (PART) 0.278 AC.

RESEARCH:
VOL. 433, PG. 174
VOL. 758, PG. 143
P.B. 15, PG. 27
P.B. 1, PG. 274
MUSK. CO. TAX MAP

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY ALL
1-22-97

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

DRAWN BY: MPB	DATE: 12-11-96
SCALE: 1"=100'	CHECKED BY: WJB
JOB NAME: BALLANTINE	DRAWING NO: D:\4094\4094