

23-70-25-10-001
ADDRESS N/A

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Surveying and Mapping

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DOROTHY J. BAUGHMAN
AUDITORS PARCEL NUMBER
23-23-70-25-10-000 (PART)

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (3/4 INCH ROD) AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 415.81 FEET ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER TO AN EXISTING IRON PIN (3/4 INCH ROD);
THENCE NORTH 89 DEGREES 39 MINUTES 00 SECONDS EAST 213.22 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 440 (PIDCOCK ROAD), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 188.22 FEET;
THENCE FOLLOWING THE CENTERLINE OF SAID TOWNSHIP ROAD 440 THE NEXT FOUR COURSES AND DISTANCES;

- 1) SOUTH 47 DEGREES 54 MINUTES 27 SECONDS EAST 39.03 FEET TO A POINT
- 2) SOUTH 40 DEGREES 29 MINUTES 57 SECONDS EAST 94.33 FEET TO A POINT
- 3) SOUTH 42 DEGREES 09 MINUTES 58 SECONDS EAST 60.28 FEET TO A POINT
- 4) SOUTH 66 DEGREES 48 MINUTES 34 SECONDS EAST 53.57 FEET TO A POINT

THENCE LEAVING THE CENTERLINE OF TOWNSHIP ROAD 440 (PIDCOCK ROAD) AND TRAVERSING THROUGH A 6.044 MORE OR LESS ACRE TRACT CONVEYED TO DOROTHY J. BAUGHMAN AS RECORDED IN DEED VOLUME 1097, PAGE 102 OF THE MUSKINGUM COUNTY DEED RECORDS, SOUTH 25 DEGREES 46 MINUTES 22 SECONDS WEST 280.50 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, PASSING AN IRON PIN SET AT 20.00 FEET;
THENCE SOUTH 89 DEGREES 49 MINUTES 16 SECONDS WEST 271.19 FEET ALONG THE SAID SOUTH LINE TO THE PLACE OF BEGINNING.

CONTAINING 3.022 MORE OR LESS ACRES, AND BEING SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF TOWNSHIP ROAD NUMBER 440, AND ALL OTHER APPLICABLE EASEMENTS.

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

THE BEARINGS ARE BASED ON A 13.26 MORE OR LESS ACRE TRACT IN THE SOUTHEAST QUARTER OF SECTION 21 OF SALEM TOWNSHIP.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 20th DAY OF JANUARY, 1998.

**OFFICE COPY
NOT RECORDABLE**
W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY WJB
1-22-98

SURVEY FOR ROY COOPER

AUDITORS PARCEL NUMBER
23-23-70-25-10-000 (PART)

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS,
HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO

BEARINGS ARE BASED ON A 13.26 ± ACRE TRACT IN THE
SOUTHEAST QUARTER OF SECTION 21 OF SALEM TOWNSHIP.



SCALE 1"=100'



LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ANGLE POINTS
- ⊕ QUARTER CORNER

RESEARCH:

- VOL. 878, PG. 324
- VOL. 561, PG. 484
- VOL. 1097, PG. 102
- VOL. 587, PG. 169
- VOL. 659, PG. 130
- MUSKINGUM CO. TAX MAP

DOROTHY J. BAUGHMAN
VOL. 561, PG. 484

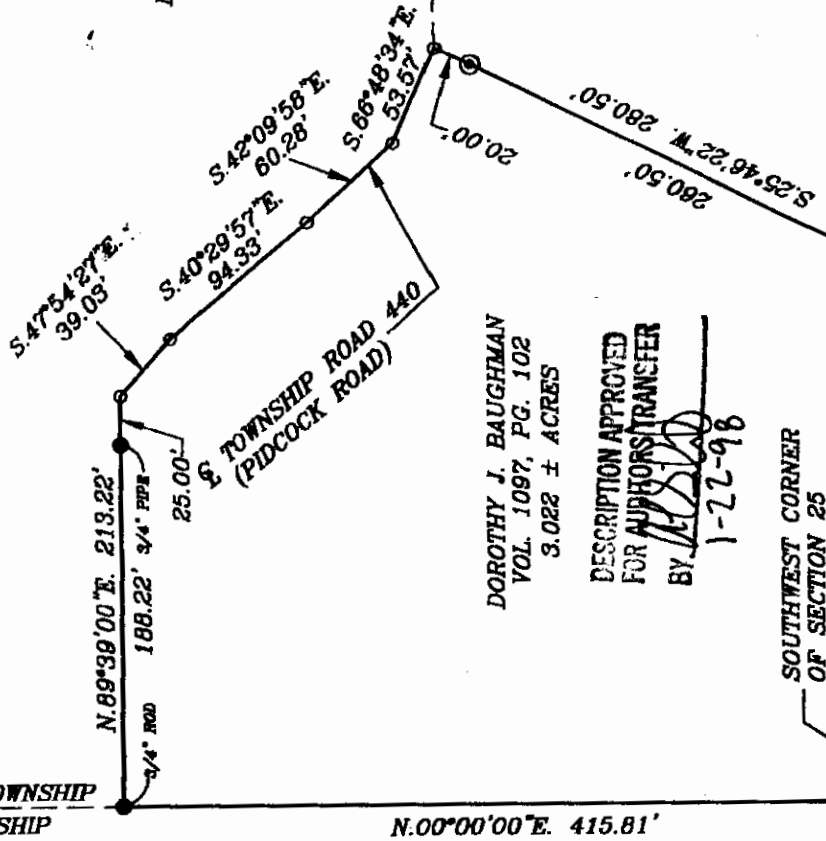
DOROTHY J. BAUGHMAN
VOL. 1097, PG. 102

DOROTHY J. BAUGHMAN
VOL. 1097, PG. 102
3.022 ± ACRES

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY *[Signature]*
1-22-98

SOUTHWEST CORNER
OF SECTION 25

HIGHLAND TOWNSHIP
UNION TOWNSHIP



HIGHLAND TOWNSHIP
SALEM TOWNSHIP

N. 00° 00' 00" E. 415.81'

**OFFICE COPY
NOT RECORDABLE**

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 20th DAY OF JANUARY, 1998.

W.J. BIEDENBACH
REGISTERED SURVEYOR

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

DRAWN BY: AJS	DATE: 01-20-98
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 4248	DRAWING NO: D:\4248\4248