

23-80-23-01-001
11850 BLACKSTONE LN.

W. J. BIEDENBACH AND ASSOCIATES

SURVEYING AND MAPPING
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(614) 453-4850
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P. BLACKSTONE

AUDITORS PARCEL NUMBER 23-23-80-23-01-000 (PART)

BEING A PART OF THE TRACT CONVEYED TO PAULINE BLACKSTONE BY DEED RECORDED IN VOLUME 1029, PAGE 35 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2, RANGE 5, UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO J. LINNABARY BY DEED RECORDED IN VOLUME 1007, PAGE 178 OF THE MUSKINGUM COUNTY DEED RECORDS, SOUTH 00 DEGREES 26 MINUTES 29 SECONDS WEST 1320.04 FEET TO AN IRON PIN SET, SAID POINT BEING NORTH 89 DEGREES 49 MINUTES 53 SECONDS WEST 65.59 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO C. SNODGRASS BY DEED RECORDED IN VOLUME 1043, PAGE 207 OF THE SAID COUNTY RECORDS; THENCE TRAVERSING THROUGH THE ABOVE SAID BLACKSTONE TRACT THE NEXT THREE COURSES AND DISTANCES:

- 1) SOUTH 88 DEGREES 47 MINUTES 12 SECONDS WEST 443.69 FEET TO AN IRON PIN SET;
- 2) SOUTH 89 DEGREES 14 MINUTES 34 SECONDS WEST 453.72 FEET TO AN IRON PIN SET;
- 3) SOUTH 04 DEGREES 27 MINUTES 41 SECONDS EAST 202.52 FEET TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 06 DEGREES 57 MINUTES 13 SECONDS WEST 258.06 FEET TO AN IRON PIN SET; THENCE SOUTH 23 DEGREES 25 MINUTES 50 SECONDS EAST 194.02 FEET TO AN IRON PIN SET; THENCE SOUTH 66 DEGREES 34 MINUTES 10 SECONDS WEST 226.89 FEET TO AN IRON PIN SET; THENCE NORTH 23 DEGREES 25 MINUTES 50 SECONDS WEST 154.56 FEET TO AN IRON PIN SET; THENCE NORTH 14 DEGREES 25 MINUTES 46 SECONDS EAST 410.35 FEET TO AN IRON PIN SET; THENCE SOUTH 83 DEGREES 02 MINUTES 47 SECOND EAST 122.38 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.000 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

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NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY ALSB
11-19-96

EXCEPTING FROM THE ABOVE DESCRIBED 78.232 MORE OR LESS ACRES THE FOLLOWING DESCRIBED TRACT;

BEING A PART OF THE TRACT CONVEYED TO PAULINE BLACKSTONE BY DEED RECORDED IN VOLUME 1029, PAGE 35 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2, RANGE 5, UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

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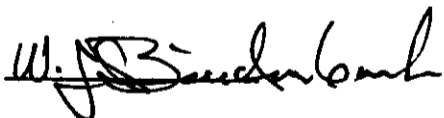
- 1) SOUTH 88 DEGREES 47 MINUTES 12 SECONDS WEST 443.69 FEET TO AN IRON PIN SET;
- 2) SOUTH 89 DEGREES 14 MINUTES 34 SECONDS WEST 453.72 FEET TO AN IRON PIN SET;
- 3) SOUTH 04 DEGREES 27 MINUTES 41 SECONDS EAST 202.52 FEET TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 06 DEGREES 57 MINUTES 13 SECONDS WEST 258.06 FEET TO AN IRON PIN SET; THENCE SOUTH 23 DEGREES 25 MINUTES 50 SECONDS EAST 194.02 FEET TO AN IRON PIN SET; THENCE SOUTH 66 DEGREES 34 MINUTES 10 SECONDS WEST 226.89 FEET TO AN IRON PIN SET; THENCE NORTH 23 DEGREES 25 MINUTES 50 SECONDS WEST 154.56 FEET TO AN IRON PIN SET; THENCE NORTH 14 DEGREES 25 MINUTES 46 SECONDS EAST 410.35 FEET TO AN IRON PIN SET; THENCE SOUTH 83 DEGREES 02 MINUTES 47 SECONDS EAST 122.38 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.000 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.612 MORE OR LESS ACRES AS RECORDED IN DEED VOLUME 812, PAGE 323.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 5TH DAY OF NOVEMBER 1996.




W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

D4066 BLACKSTONE



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY 
11-19-96

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NOT RECORDABLE**

ALSO THE FOLLOWING 25 FOOT WIDE INGRESS AND EGRESS EASEMENT

BEING A PART OF THE TRACT CONVEYED TO PAULINE BLACKSTONE BY DEED RECORDED IN VOLUME 1029, PAGE 35 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2, RANGE 5, UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

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- 1) SOUTH 88 DEGREES 47 MINUTES 12 SECONDS WEST 443.69 FEET TO AN IRON PIN SET;
- 2) SOUTH 89 DEGREES 14 MINUTES 34 SECONDS WEST 453.72 FEET TO AN IRON PIN SET;
- 3) SOUTH 04 DEGREES 27 MINUTES 41 SECONDS EAST 202.52 FEET TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE NORTH 69 DEGREES 06 MINUTES 53 SECONDS EAST 165.33 FEET TO A POINT; THENCE NORTH 51 DEGREES 45 MINUTES 21 SECONDS EAST 93.89 FEET TO A POINT; THENCE NORTH 36 DEGREES 19 MINUTES 35 SECONDS EAST 77.43 FEET TO A POINT; THENCE NORTH 01 DEGREES 20 MINUTES 25 SECONDS EAST 33.95 FEET TO A POINT; THENCE NORTH 16 DEGREES 57 MINUTES 40 SECONDS WEST 89.56 FEET TO A POINT; THENCE NORTH 03 DEGREES 31 MINUTES 39 SECONDS WEST 63.77 FEET TO A POINT; THENCE NORTH 56 DEGREES 43 MINUTES 10 SECONDS EAST 64.18 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD NUMBER 639 (BLACKSTONE LANE); THENCE NORTH 85 DEGREES 20 MINUTES 14 SECONDS EAST 43.87 FEET TO A POINT IN THE SAID TOWNSHIP ROAD; THENCE NORTH 64 DEGREES 14 MINUTES 58 SECONDS EAST 39.10 FEET TO A POINT IN THE SAID TOWNSHIP ROAD; THENCE LEAVING THE SAID ROAD; SOUTH 57 DEGREES 42 MINUTES 21 SECONDS WEST 65.98 FEET TO A POINT; THENCE SOUTH 56 DEGREES 43 MINUTES 10 SECONDS WEST 60.98 FEET TO A POINT; THENCE SOUTH 03 DEGREES 31 MINUTES 39 SECONDS EAST 46.32 FEET TO A POINT; THENCE SOUTH 16 DEGREES 57 MINUTES 40 SECONDS EAST 90.65 FEET TO A POINT; THENCE SOUTH 01 DEGREES 20 MINUTES 25 SECONDS WEST 45.85 FEET TO A POINT; THENCE SOUTH 36 DEGREES 19 MINUTES 35 SECONDS WEST 88.69 FEET TO A POINT; THENCE SOUTH 51 DEGREES 45 MINUTES 21 SECONDS WEST 87.02 FEET TO A POINT; THENCE SOUTH 07 DEGREES 09 MINUTES 55 SECONDS WEST 88.70 FEET TO A POINT; THENCE SOUTH 22 DEGREES 25 MINUTES 47 SECONDS EAST 74.34 FEET TO A POINT; THENCE SOUTH 26 DEGREES 48 MINUTES 55 SECONDS EAST 67.22 FEET TO A POINT; THENCE SOUTH 47 DEGREES 56 MINUTES 27 SECONDS WEST 165.00 FEET TO A POINT; THENCE SOUTH 66 DEGREES 34 MINUTES 10 SECONDS WEST 113.16 FEET TO A POINT, SAID POINT BEING NORTH 23 DEGREES 25 MINUTES 50 SECONDS WEST 117.26 FEET FROM AN IRON PIN SET; THENCE NORTH 23 DEGREES 25 MINUTE 50 SECONDS WEST 25.00 FEET TO A POINT; THENCE NORTH 66 DEGREES 34 MINUTES 10 SECONDS EAST 109.06 FEET TO A POINT; THENCE NORTH 47 DEGREES 56 MINUTES 27 SECONDS EAST 141.80 FEET TO A POINT; THENCE NORTH 26 DEGREES 48 MINUTES 55 SECONDS WEST 49.08 FEET TO A POINT; THENCE NORTH 22 DEGREES 25 MINUTES 47 SECONDS WEST 81.90 FEET TO A POINT; THENCE NORTH 07 DEGREES 09 MINUTES 55 SECONDS EAST 77.23 FEET TO A P POINT; THENCE SOUTH 69 DEGREES 06 MINUTES 53 SECONDS WEST 165.21 FEET TO A POINT; THENCE NORTH 06 DEGREES 57 MINUTES 13 SECONDS EAST 28.27 FEET TO THE PLACE OF BEGINNING.

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.612 MORE OR LESS ACRES AS RECORDED IN DEED VOLUME 812, PAGE 323.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 5TH DAY OF NOVEMBER 1996.

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



4066 BLACKSTONE

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 2, RANGE 5, UNITED STATES MILITARY LANDS,
HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO

BEARINGS ARE BASED ON THE PREVIOUS SURVEY
OF 1.612± ACRE AS RECORDED IN DEED VOLUME 812,
PAGE 323.

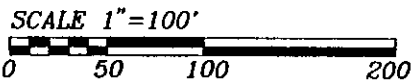
EXISTING IRON PIN
(5/8" REBAR)
NORTHEAST CORNER
NORTHEAST QUARTER
SECTION 23

⊥ TOWNSHIP ROAD 639
(BLACKSTONE LANE)

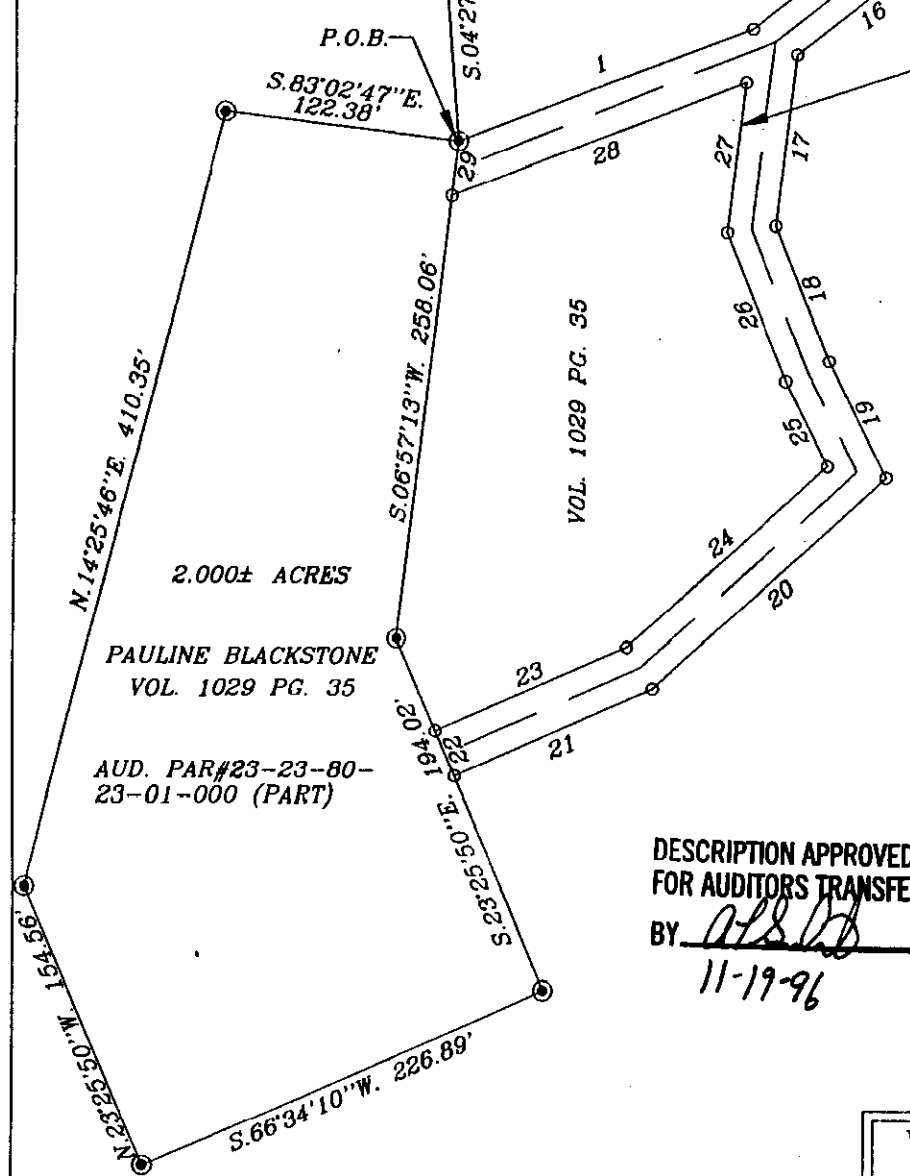


LEGEND

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



RESEARCH:
PREVIOUS SURVEYS OF
NORTHWEST SECTION 22
VOL. 1007 PG. 178
VOL. 1043 PG. 207
MUSKINGUM CO. TAX MAPS
U.S.G.S. TOPO MAP
(OTSEGO QUADRANGLE)



25' INGRESS & EGRESS EASEMENT

NUMBER	BEARING	DISTANCE
1	N.69°06'53"E.	165.33'
2	N.51°45'21"E.	93.89'
3	N.36°19'35"E.	77.43'
4	N.01°20'25"E.	33.95'
5	N.16°57'40"W.	89.56'
6	N.03°31'39"W.	63.77'
7	N.56°43'10"E.	64.18'
8	N.85°20'14"E.	43.87'
9	N.64°14'58"E.	39.10'
10	S.57°42'21"W.	65.98'
11	S.56°43'10"W.	60.98'
12	S.03°31'39"E.	46.32'
13	S.16°57'40"E.	90.85'
14	S.01°20'25"W.	45.85'
15	S.36°19'35"W.	88.69'
16	S.51°45'21"W.	87.02'
17	S.07°09'55"W.	88.70'
18	S.22°25'47"E.	74.34'
19	S.26°48'55"E.	67.22'
20	S.47°56'27"W.	165.00'
21	S.66°34'10"W.	113.16'
22	N.23°25'50"W.	25.00'
23	N.66°34'10"E.	109.06'
24	N.47°56'27"E.	141.80'
25	N.26°48'55"W.	49.08'
26	N.22°25'47"W.	81.90'
27	N.07°09'55"E.	77.23'
28	S.69°06'53"W.	165.21'
29	N.06°57'13"E.	28.27'

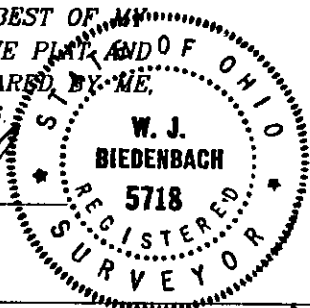
DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY *WJB*
11-19-96

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

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND OF
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 5th DAY OF NOVEMBER, 1996.

W.J. Biedenbach
W.J. BIEDENBACH
REGISTERED SURVEYOR #5718



DRAWN BY: AJS	DATE: 11-05-96
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 4066	DRAWING NO: D:\4066\4066