

W. J. Biedenbach & Associates

3120 Lisa Lane
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Surveying and Mapping

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J. CLEMENSON
AUDITORS PARCEL NUMBER 23-23-80-23-07-000 (PART)

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE WITH THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 13 MINUTES 14 SECONDS WEST 800.25 FEET TO AN IRON PIN SET, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 7.95 ACRE EXCEPTION FROM THE TRACT CONVEYED TO J. CLEMENSON BY DEED RECORDED IN VOLUME 1036, PAGE 253 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE CONTINUING WITH THE SAID SOUTH LINE, NORTH 89 DEGREES 13 MINUTES 14 SECONDS WEST 1791.94 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER;

THENCE WITH THE WEST LINE OF THE SAID SOUTHWEST QUARTER, NORTH 00 DEGREES 30 MINUTES 34 SECONDS EAST 672.08 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF A 10.00 ACRE TRACT CONVEYED TO N. LABAKI BY DEED RECORDED IN VOLUME 1129, PAGE 697 OF THE SAID COUNTY RECORDS;

THENCE WITH THE SOUTHERLY LINE OF THE LABAKI TRACT, NORTH 37 DEGREES 52 MINUTES 16 SECONDS EAST 336.82 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF A 25.00 ACRE TRACT CONVEYED TO K. AND J. BATTEIGER BY DEED RECORDED IN VOLUME 1140, PAGE 513 OF THE SAID COUNTY RECORDS;

THENCE WITH THE SOUTH LINE OF THE BATTEIGER TRACT, SOUTH 76 DEGREES 31 MINUTES 49 SECONDS EAST 1350.79 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE EAST LINE OF THE BATTEIGER TRACT, NORTH 18 DEGREES 10 MINUTES 18 SECONDS EAST 893.40 FEET TO A POINT IN TOWNSHIP ROAD 187 (MAPLE BROOK ROAD), PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 314.13 FEET AND 828.25 FEET;

THENCE WITH THE SAID ROAD AND THE LINE OF A 25.144 MORE OR LESS ACRE TRACT CONVEYED TO R. HAYES AND J. TIGNOR BY DEED RECORDED IN VOLUME 1132, PAGE 61 OF THE SAID COUNTY RECORDS, THE NEXT TWO COURSES AND DISTANCES:

- 1) SOUTH 39 DEGREES 36 MINUTES 30 SECONDS EAST 104.95 FEET TO A POINT;
- 2) SOUTH 38 DEGREES 34 MINUTES 03 SECONDS EAST 100.00 FEET TO A POINT;

THENCE CONTINUING WITH THE SAID ROAD AND THE SOUTHERLY LINE OF A 6.78 MORE OR LESS ACRE TRACT CONVEYED TO W. AND C. SMITH BY DEED RECORDED IN VOLUME 1109, PAGE 147 OF THE SAID COUNTY RECORDS, THE NEXT TWELVE COURSES AND DISTANCES:

- 1) SOUTH 42 DEGREES 14 MINUTES 21 SECONDS EAST 115.70 FEET TO A POINT;
- 2) SOUTH 43 DEGREES 08 MINUTES 20 SECONDS EAST 201.21 FEET TO A POINT;
- 3) SOUTH 43 DEGREES 47 MINUTES 37 SECONDS EAST 157.58 FEET TO A POINT;
- 4) SOUTH 43 DEGREES 53 MINUTES 56 SECONDS EAST 50.14 FEET TO A POINT;
- 5) SOUTH 40 DEGREES 12 MINUTES 38 SECONDS EAST 55.47 FEET TO A POINT;
- 6) SOUTH 38 DEGREES 55 MINUTES 48 SECONDS EAST 56.72 FEET TO A POINT;
- 7) SOUTH 50 DEGREES 16 MINUTES 27 SECONDS EAST 54.88 FEET TO A POINT;
- 8) SOUTH 73 DEGREES 05 MINUTES 18 SECONDS EAST 51.40 FEET TO A POINT;
- 9) NORTH 86 DEGREES 43 MINUTES 45 SECONDS EAST 46.62 FEET TO A POINT;
- 10) NORTH 67 DEGREES 27 MINUTES 23 SECONDS EAST 45.64 FEET TO A POINT;
- 11) NORTH 64 DEGREES 56 MINUTES 35 SECONDS EAST 41.59 FEET TO A POINT;
- 12) NORTH 75 DEGREES 28 MINUTES 02 SECONDS EAST 27.82 FEET TO A POINT, SAID

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POINT BEING SOUTH 01 DEGREES 09 MINUTES 18 SECONDS WEST 35.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID ROAD AND WITH THE EAST LINE OF THE ABOVE SAID SOUTHWEST QUARTER OF SECTION 23, SOUTH 01 DEGREES 09 MINUTES 18 SECONDS WEST 8.17 FEET TO A POINT;

THENCE WITH THE WESTERLY LINE OF THE ABOVE SAID 7.95 ACRE EXCEPTION, SOUTH 43 DEGREES 42 MINUTES 50 SECONDS WEST 1183.16 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 53.52 FEET.

CONTAINING 46.428 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF TOWNSHIP ROAD 187 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 THE PREVIOUS SURVEY OF 62.996 MORE OR LESS ACRES AS RECORDED IN VOLUME 1075, PAGE 137 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 27th DAY OF FEBRUARY, 1998.

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

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY W. J. Biedenbach
3-4-98

SURVEY FOR DAVID CLEMENSON

AUDITORS PARCEL NUMBER
23-23-80-23-07-000 (PART)

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 62.996 ± ACRES AS RECORDED IN
VOLUME 1075, PAGE 137 OF THE MUSKINGUM COUNTY DEED RECORDS.

SOUTHEAST CORNER OF THE
SOUTHWEST QUARTER

N.01°09'18"E. 866.25'

ARTHER CLEMENSON
VOL. 517, PG. 714
(EXCEPTED FROM 1st PARCEL
VOL. 1036, PG. 253)

3/4" PIPES

N.89°13'14"W. 800.25'

P.O.B.

N.89°13'14"W. 1791.94'

HIGHLAND TOWNSHIP

UNION TOWNSHIP



RESEARCH:

VOL. 1120, PG. 548
VOL. 1036, PG. 253
VOL. 517, PG. 714
PREVIOUS SURVEY AS
RECORDED IN VOL. 1109,
PG. 147
PREVIOUS SURVEY AS
RECORDED IN VOL. 1140,
PG. 513

W. & C. SMITH
VOL. 1109, PG. 147
E. TOWNSHIP ROAD 187
(MAPLE BROOK ROAD)

J. CLEMENSON
VOL. 1036, PG. 253
46.428 ± ACRES

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY: *[Signature]*
3-7-98

LEGEND

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

K. & J. BATTEIGER
VOL. 1140, PG. 513

N. LABAKI
VOL. 1129, PG. 697

NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
1	S.39°36'30"E.	104.95'	9	S.50°16'27"E.	54.88'
2	S.38°34'03"E.	100.00'	10	S.73°05'18"E.	51.40'
3	S.42°14'21"E.	115.70'	11	N.86°43'45"E.	46.62'
4	S.43°08'20"E.	201.21'	12	N.67°27'23"E.	45.64'
5	S.43°47'37"E.	157.58'	13	N.64°56'35"E.	41.59'
6	S.43°53'56"E.	50.14'	14	N.75°28'02"E.	27.82'
7	S.40°12'38"E.	55.47'	15	S.01°09'18"W.	8.17'
8	S.38°55'48"E.	56.72'	16	S.01°09'18"W.	35.00'

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 27th DAY OF FEBRUARY, 1998.

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

OFFICE COPY
NOT RECORDABLE

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SURVEYING & MAPPING
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(614) 453-4850

DRAWN BY: AJS	DATE: 02-27-98
SCALE: 1"=300'	CHECKED BY: WJB
JOB NO: 4273	DRAWING NO: D:\4273\4273