

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

25-16-04-21
25-16-04-22

9185 HIDDEN SPRINGS RD

S. WINCE
VOLUME 877, PAGE 208
PARCEL NUMBER 25-25-16-04-21-000 (PART)
25-25-16-04-22-000 (PART)

BEING A PART OF PARCELS 3, 4, & 5 OF A TRACT CONVEYED TO SHARON A. WINCE BY DEED RECORDED IN VOLUME 877, PAGE 208 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (3/4 INCH ID PIPE) AT THE SOUTHEAST CORNER OF SECTION FOUR; THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO D. BARNHART BY DEED RECORDED IN VOLUME 678, PAGE 242 OF THE SAID COUNTY RECORDS; NORTH 00 DEGREES 06 MINUTES 15 SECONDS EAST 331.74 FEET TO AN EXISTING IRON PIN (3/4 INCH ID PIPE); THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO P. LEWIS BY DEED RECORDED IN VOLUME 775, PAGE 350 OF THE SAID COUNTY RECORDS, SOUTH 89 DEGREES 31 MINUTES 42 SECONDS WEST 434.13 FEET TO AN EXISTING IRON PIN (3/4 INCH ID PIPE), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 00 DEGREES 04 MINUTES 45 SECONDS EAST 225.41 FEET TO A POINT IN TOWNSHIP ROAD 292 (HIDDEN SPRINGS ROAD), PASSING AN IRON PIN SET AT 195.41 FEET; THENCE WITH THE CENTER OF SAID ROAD THE NEXT TWELVE COURSES AND DISTANCES:

1) NORTH 81 DEGREES 15 MINUTES 51 SECONDS WEST 100.30 FEET TO A POINT,
2) NORTH 83 DEGREES 17 MINUTES 19 SECONDS WEST 75.69 FEET TO A POINT,
3) NORTH 87 DEGREES 54 MINUTES 37 SECONDS WEST 67.08 FEET TO A POINT,
SAID POINT BEING NORTH 57 DEGREES 05 MINUTES 41 SECONDS WEST 32.32 FEET FROM AN IRON PIN SET,

4) SOUTH 88 DEGREES 55 MINUTES 58 SECONDS WEST 38.01 FEET TO A POINT,
5) SOUTH 87 DEGREES 35 MINUTES 58 SECONDS WEST 51.28 FEET TO A POINT,
6) SOUTH 86 DEGREES 44 MINUTES 28 SECONDS WEST 51.13 FEET TO A POINT,
7) SOUTH 84 DEGREES 56 MINUTES 10 SECONDS WEST 50.22 FEET TO A POINT,
8) SOUTH 83 DEGREES 18 MINUTES 00 SECONDS WEST 52.22 FEET TO A POINT,
9) SOUTH 81 DEGREES 29 MINUTES 17 SECONDS WEST 250.19 FEET TO A POINT,
10) SOUTH 80 DEGREES 43 MINUTES 29 SECONDS WEST 38.83 FEET TO A POINT,
11) SOUTH 79 DEGREES 54 MINUTES 25 SECONDS WEST 50.43 FEET TO A POINT,
12) SOUTH 80 DEGREES 43 MINUTES 52 SECONDS WEST 34.41 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD, NORTH 20 DEGREES 36 MINUTES 53 SECONDS WEST 264.00 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 22.97 FEET; THENCE NORTH 84 DEGREES 48 MINUTES 15 SECONDS WEST 100.00 FEET TO AN IRON PIN SET; THENCE SOUTH 02 DEGREES 56 MINUTES 44 SECONDS WEST 308.37 FEET TO A POINT IN THE ABOVE SAID TOWNSHIP ROAD, PASSING AN IRON PIN SET AT 283.37 FEET; THENCE WITH THE SAID ROAD THE NEXT FOUR COURSES AND DISTANCES:

1) SOUTH 76 DEGREES 02 MINUTES 08 SECONDS WEST 49.15 FEET TO A POINT,
2) SOUTH 77 DEGREES 51 MINUTES 17 SECONDS WEST 94.71 FEET TO A POINT,
3) SOUTH 80 DEGREES 15 MINUTES 04 SECONDS WEST 78.86 FEET TO A POINT,
4) SOUTH 61 DEGREES 42 MINUTES 01 SECONDS WEST 35.62 FEET TO A POINT,

THENCE WITH A LINE OF AGREEMENT (BETWEEN S. WINCE AND G. WYRICK), NORTH 00 DEGREES 53 MINUTES 15 SECONDS WEST 2590.40 FEET TO A POINT MARKED BY A STEEL POST FILLED WITH CONCRETE, PASSING AN IRON PIN SET AT 32.24 FEET; THENCE WITH THE NORTH LINE OF SECTION 4, NORTH 88 DEGREES 11 MINUTES 23 SECONDS EAST 1053.16 FEET TO A POINT IN THE CENTER OF

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TOWNSHIP ROAD 413 (PERT HILL ROAD), PASSING AN IRON PIN AT 1018.16 FEET; THENCE WITH THE CENTER OF SAID ROAD AND THE SOUTHERLY LINE OF A TRACT CONVEYED TO T. COLEMAN BY DEED RECORDED IN VOLUME 567, PAGE 373 OF THE SAID COUNTY RECORDS; SOUTH 40 DEGREES 00 MINUTES 45 SECONDS EAST 31.81 FEET TO A POINT; THENCE LEAVING THE SAID ROAD, SOUTH 88 DEGREES 11 MINUTES 23 SECONDS WEST 432.42 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 30.00 FEET; THENCE SOUTH 32 DEGREES 42 MINUTES 13 SECONDS EAST 451.53 FEET TO AN IRON PIN SET; THENCE NORTH 48 DEGREES 11 MINUTES 14 SECONDS EAST 116.00 FEET TO A POINT, SAID POINT BEING SOUTH 48 DEGREES 11 MINUTES 14 SECONDS WEST 9.00 FEET FROM AN IRON PIN SET; THENCE SOUTH 27 DEGREES 43 MINUTES 20 SECONDS EAST 211.48 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO E. MAYNARD BY DEED RECORDED IN VOLUME 1030, PAGE 424 OF THE SAID COUNTY RECORDS; THENCE SOUTH 71 DEGREES 34 MINUTES 07 SECONDS EAST 293.57 FEET TO A POINT, SAID POINT BEING NORTH 71 DEGREES 34 MINUTES 07 SECONDS WEST 0.30 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR) AND ALSO BEING SOUTH 00 DEGREES 04 MINUTES 45 SECONDS EAST 44.56 FEET FROM AN EXISTING IRON PIN (1/2 INCH ID PIPE); THENCE WITH THE WEST LINE OF THE ABOVE MENTIONED P. LEWIS TRACT, SOUTH 00 DEGREES 04 MINUTES 45 SECONDS EAST 1616.01 FEET TO THE PLACE OF BEGINNING.

CONTAINING 68.456 MORE OR LESS ACRES TOTAL WITH 17.254 MORE OR LESS ACRES IN PARCEL NUMBER 25-25-16-04-21 AND 51.202 MORE OR LESS ACRES IN PARCEL NUMBER 25-25-16-04-22. SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF TOWNSHIP ROAD 292 AND ALL OTHER 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 REPLAT OF HEATHER HILL SUBDIVISION.

D3852E-7 WINCE
TRACT#5

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

W. J. Biedenbach

6-30-95

**OFFICE COPY
NOT RECORDABLE**

ADDRESS
N/A

BEING A PART OF PARCELS 3, 4, & 5
OF A TRACT CONVEYED TO SHARON A.
WINCE BY A DEED RECORDED IN VOLUME
877, PAGE 208 OF THE MUSKINGUM
COUNTY DEED RECORDS.
SITUATED IN SECTIONS 7
AND 4, TOWNSHIP 1, RANGE 9,
OF THE UNITED STATES MILITARY
LANDS, HOPEWELL TOWNSHIP,
MUSKINGUM, COUNTY, OHIO.

P. LEWIS
VOL. 775, PG. 350

D. BARNHART
VOL. 678, PG. 242

SOUTHEAST
CORNER SECTION 4
(3/4" PIPE)

S. WINCE
VOL. 877, PG. 208
2.79± AC

S. WINCE
VOL. 877, PG. 208
3.16± AC

T. COLEMAN
VOL. 567, PG. 373

E. MAYNARD
VOL. 1030, PG. 424

S. 00°04'45"E. 1616.01'



SCALE 1"=100'
0 50 100 200

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- (5/8" REBAR W/CAP)
- POINT
- STONE FOUND
- △ CONCRETE FILLED POST

RESEARCH:

VOL. 742, PG. 8 VOL. 412, PG. 476
 VOL. 752, PG. 263 VOL. 547, PG. 239
 VOL. 775, PG. 351 VOL. 565, PG. 551
 VOL. 787, PG. 334 VOL. 640, PG. 298
 VOL. 877, PG. 209 VOL. 678, PG. 242
 VOL. 924, PG. 189 VOL. 720, PG. 325
 SURVEY BY L. L. PETER DINAN P.S.
 SURVEY BY ROGER W. CLAUS P.S.
 SURVEY BY CHARLES R. HARKNESS F.S.
 SURVEY BY JOHN R. MARSHALL P.S.
 SURVEY BY RICHARD MAX GRAVES P.S.
 SURVEY BY EARL R. DONAKER P.S.
 MUSKINGUM COUNTY TAX MAPS

BEARINGS ARE BASED ON THE REPLAT
OF HEATHER HILLS SUBDIVISION

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 16TH DAY OF MARCH, 1995.

OFFICE COPY

NOT RECORDABLE

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

6-30-95

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

DRAWN BY: WJB	DATE: 03-16-95
SCALE: 1"=100'	CHECKED BY: MDN
FILE NAME: G:\ACAD12\TWC\1184	

G. WYRICK
VOL. 752, PG. 263

2558.16'
N. 00°53'15" W. 2590.40'

S. 40°00'45"E. 31.81'

S. WINCE
VOL. 877, PG. 208
2.69± AC

S. WINCE
VOL. 877, PG. 208
51.20± AC (SEC 4 PAR No. 25-25-16-04-22) (PART)
17.25± AC (SEC 7 PAR No. 25-25-16-04-21) PART
68.45± AC (TOTAL)

NORTH LINE
SECTION 4

20' INGRESS & EGRESS
EASEMENT

WINCE
VOL. 877, PG. 208
1.00± AC

WINCE
VOL. 877, PG. 208
2.22± AC

WINCE
VOL. 877, PG. 208
2.22± AC

WINCE
VOL. 877, PG. 208
2.22± AC

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VOL. 877, PG. 208
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