

# Biedenbach Surveying, Inc.

3070 East Pike  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850  
Fax (740) 450-1000  
E-mail [biedenbach@ee.net](mailto:biedenbach@ee.net)

**SHARON WINCE**  
**AUDITORS PARCEL NUMBER**  
**25-25-16-04-22-000 (PART)-0.634 +/- ACRES**  
**25-25-16-04-21-000 (PART)-1.676 +/- ACRES**  
**TO BE COMBINED WITH 25-25-16-04-21-001**

BEING A PART OF A TRACT CONVEYED TO SHARON A. WINCE, TRUSTEE BY DEED VOLUME 1504, PAGE 103 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN 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 THE SOUTHWEST CORNER OF LOT 15 OF HEATHER HILL SUBDIVISION (PLAT BOOK 14, PAGE 99 OF THE MUSKINGUM COUNTY PLAT RECORDS);

THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO J. YOUNG (VOLUME 1833, PAGE 386 OF THE MUSKINGUM COUNTY DEED RECORDS) (ALSO THE EAST LINE OF A TRACT CONVEYED TO E.E. WINCE VOLUME 1118, PAGE 86), SOUTH 00 DEGREES 04 MINUTES 45 SECONDS EAST 44.56 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE SAID E. E. WINCE TRACT, SAID IRON PIN ALSO BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID WEST LINE OF THE J. YOUNG TRACT, SOUTH 00 DEGREES 04 MINUTES 45 SECONDS EAST 110.80 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID WEST LINE AND TRAVERSING INTO A TRACT CONVEYED TO S.A. WINCE, TRUSTEE (VOLUME 1504, PAGE 103) THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 77 DEGREES 46 MINUTES 21 SECONDS WEST 670.43 FEET TO AN IRON PIN SET;
2. NORTH 48 DEGREES 11 MINUTES 14 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 257.22 FEET, A TOTAL DISTANCE OF 373.22 FEET TO A POINT, SAID POINT BEING SOUTH 48 DEGREES 11 MINUTES 14 SECONDS WEST 9.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SOUTH LINE OF THE ABOVE SAID E.E. WINCE TRACT THE FOLLOWING TWO COURSES AND DISTANCES;

1. SOUTH 27 DEGREES 43 MINUTES 20 SECONDS EAST 211.48 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. SOUTH 71 DEGREES 34 MINUTES 07 SECONDS EAST 293.57 FEET TO THE PLACE OF BEGINNING;

CONTAINING 2.310 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 PS6923).

BEARINGS ARE BASED ON THE REPLAT OF HEATHER HILLS SUBDIVISION AND THE PREVIOUS SURVEY OF A 68.456 MORE OR LESS ACRE TRACT AS SURVEYED BY W.J. BIEDENBACH PS5718, DATED MARCH 16<sup>TH</sup>, 1995.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 22<sup>ND</sup> DAY OF MAY 2008, FROM A FIELD SURVEY COMPLETED THE 19<sup>TH</sup> DAY OF APRIL 2008.

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

DESCRIPTION OF  
APPROVED BY  
BY: *[Signature]* 5/30/2008



**APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**

*[Signature]*  
6/4/08  
Date Fec Paid

**BIEDENBACH SURVEYING, INC.  
SURVEYING AND MAPPING**

3010 East Pike  
Zanesville, OH 43701

Telephone (740) 453-4850  
Fax (740) 450-1000

S. WINCE  
AUDITORS PARCEL NUMBER 25-25-16-04-21-000 (ALL)  
25-25-16-04-22-000 (PART)

BEING A PART OF PARCELS 3, 4, AND 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 4;**

**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);**

**THENCE WITH THE WEST LINE OF THE SAID LEWIS TRACT, NORTH 00 DEGREES 04 MINUTES 45 SECONDS WEST 168.05 FEET (DEED) TO AN IRON PIN, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE WITH THE NORTH LINE OF A 2.208 ACRE TRACT CONVEYED TO J. AND B. MILLER BY O.R. VOLUME 1986, PAGE 363 OF THE SAID COUNTY RECORDS, SOUTH 89 DEGREES 57 MINUTES 52 SECONDS WEST 255.47 FEET (DEED) TO AN IRON PIN;**

**THENCE WITH THE WEST LINE OF THE SAID MILLER TRACT, SOUTH 00 DEGREES 04 MINUTES 45 SECONDS EAST 367.04 FEET (DEED) TO A POINT IN THE CENTER OF TOWNSHIP ROAD 292, PASSING AN IRON PIN AT 279.02 FEET (DEED);**

**THENCE WITH THE CENTER OF SAID ROAD THE FOLLOWING THIRTEEN COURSES AND DISTANCES:**

- 1) SOUTH 88 DEGREES 55 MINUTES 58 SECONDS WEST 23.84 FEET TO A POINT,
- 2) SOUTH 87 DEGREES 35 MINUTES 58 SECONDS WEST 51.28 FEET TO A POINT,
- 3) SOUTH 86 DEGREES 44 MINUTES 28 SECONDS WEST 51.13 FEET TO A POINT,
- 4) SOUTH 84 DEGREES 56 MINUTES 10 SECONDS WEST 50.22 FEET TO A POINT,
- 5) SOUTH 83 DEGREES 18 MINUTES 00 SECONDS WEST 52.22 FEET TO A POINT,
- 6) SOUTH 81 DEGREES 29 MINUTES 17 SECONDS WEST 250.19 FEET TO A POINT,
- 7) SOUTH 80 DEGREES 43 MINUTES 29 SECONDS WEST 38.83 FEET TO A POINT,
- 8) SOUTH 79 DEGREES 54 MINUTES 25 SECONDS WEST 50.43 FEET TO A POINT,
- 9) SOUTH 80 DEGREES 43 MINUTES 52 SECONDS WEST 34.41 FEET TO A POINT,
- 10) SOUTH 76 DEGREES 02 MINUTES 08 SECONDS WEST 263.87 FEET TO A POINT,
- 11) SOUTH 77 DEGREES 51 MINUTES 17 SECONDS WEST 94.71 FEET TO A POINT,
- 12) SOUTH 80 DEGREES 15 MINUTES 04 SECONDS WEST 78.86 FEET TO A POINT,
- 13) 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 EXISTING IRON PIN 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 TOWNSHIP ROAD 413 (PERT HILL ROAD), PASSING AN EXISTING 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 AND WITH THE NORTH LINE OF TRACTS CONVEYED TO D. AND C. LEWIS BY OR VOLUME 1118, PAGE 83 AND OR VOLUME 2178, PAGE 57 OF THE SAID COUNTY RECORDS, SOUTH 88 DEGREES 11 MINUTES 23 SECONDS WEST 588.99 FEET TO AN EXISTING IRON PIN, PASSING EXISTING IRON PINS AT 30.00 FEET AND 432.42 FEET;**

**BIEDENBACH SURVEYING, INC.  
SURVEYING AND MAPPING**

3010 East Pike  
Zanesville, OH 43701

Telephone (740) 453-4850  
Fax (740) 450-1000

THENCE WITH THE WEST LINE OF THE SAID D. AND C. LEWIS TRACT (OR VOLUME 2178, PAGE 57), SOUTH 20 DEGREES 54 MINUTES 15 SECONDS EAST 585.00 FEET TO AN EXISTING IRON PIN;

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO E. E. WINCE BY DEED RECORDED IN OR VOLUME 2178, PAGE 53 OF THE SAID COUNTY RECORDS, SOUTH 77 DEGREES 46 MINUTES 21 SECONDS EAST 670.43 FEET TO AN EXISTING IRON PIN;

THENCE WITH THE WEST LINE OF THE ABOVE MENTIONED P. LEWIS TRACT, SOUTH 00 DEGREES 04 MINUTES 45 SECONDS EAST 1337.16 FEET TO THE PLACE OF BEGINNING.

CONTAINING 62.628 MORE OR LESS ACRES TOTAL, WITH 15.578 MORE OR LESS ACRES IN PARCEL NUMBER 25-25-16-04-21 AND 47.050 MORE OR LESS ACRES IN PARCEL 25-25-16-04-22. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAY OF TOWNSHIP ROADS 292 AND 413 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 REPLAT OF HEATHER HILL SUBDIVISION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIPTION TO BE CORRECT AS PREPARED BY ME, FROM EXISTING DEEDS AND SURVEYS, THIS 15<sup>th</sup> DAY OF FEBRUARY 2010.

*Michael D. Nichols*  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR S-6923



DESCRIPTION  
*3852 WINCE Tract 5*

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 SECTION 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

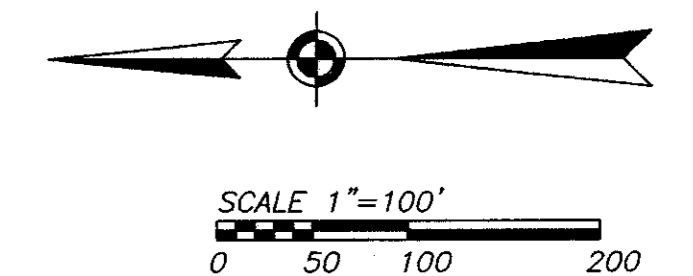
SOUTHEAST  
CORNER SECTION 4  
(3/4" PIPE)

A.D. WINCE  
VOL. 1118, PG. 86  
3.167±AC

J. & B. MILLER  
VOL. 1986, PG. 363  
2.793±AC

J. & B. MILLER  
VOL. 1986, PG. 363  
2.208±AC

A.D. WINCE  
VOL. 1513, PG. 89  
2.116±AC



**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 P.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  
PREPARED FROM EXISTING DEEDS AND SURVEY  
RECORDS TO BE CORRECT AS PREPARED BY  
ME ON THE 15th DAY OF FEB., 2010.

**NOTICE**  
OFFICE COPY  
REGISTERED SURVEYOR  
MICHAEL R. BIEDENBACH #6923

DESCRIPTION  
APPROVED  
By: *[Signature]* 2/13/10

15.578±AC (SEC 4 PAR No. 25-25-16-04-21 ALL)  
47.050±AC (SEC 4 PAR No. 25-25-16-04-22 PART)

S. WINCE, TRUSTEE  
VOL. 1504, PG. 103  
47.050±AC (SEC 4 PAR No. 25-25-16-04-22 PART)  
15.578±AC (SEC 4 PAR No. 25-25-16-04-21 ALL)  
62.628±AC (TOTAL)

G. WYRICK  
VOL. 752, PG. 263

**BIEDENBACH SURVEYING, INC.**  
3010 EAST PIKE, ZANESVILLE, OHIO 43701  
PHONE: 740-453-4800, FAX: 740-450-1000,  
EMAIL: biedenbach@esa.net

DRAWN BY: JWL	DATE: 02-15-10
SCALE: 1"=100'	CHECKED BY: MDN
FILE NAME: Z:/3852/3852.dwg	
PLOT DATE: 02/15/10 REMAINDER	

