

25-16-07-01
9185 HIDDEN SPRINGS RD

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

S. WINCE
VOLUME 877, PAGE 208
PARCEL NUMBER 25-25-16-07-01-000 (PART)
25-25-16-04-22-000 (PART)

BEING A PART OF PARCEL NUMBER ONE AND PARCEL NUMBER THREE AND ALL OF PARCEL NUMBER TWO 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 NORTHEAST QUARTER OF SECTION 7 AND 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 NORTHEAST CORNER OF SECTION SEVEN; THENCE WITH THE EAST LINE OF SECTION SEVEN, SOUTH 01 DEGREES 12 MINUTES 54 SECONDS EAST 268.63 FEET TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING WITH THE SAID EAST LINE SOUTH 01 DEGREES 12 MINUTES 54 SECONDS EAST 827.81 FEET TO AN IRON PIN SET, SAID POINT BEING NORTH 01 DEGREES 12 MINUTES 54 SECONDS WEST 220.53 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHWEST CORNER OF A 10.0 ACRE TRACT CONVEYED TO J. NICHOLSON BY DEED RECORDED IN VOLUME 720, PAGE 325 OF THE SAID COUNTY RECORDS; THENCE LEAVING THE SAID EAST LINE AND WITH THE NORTH LINE OF A 40.50 ACRE TRACT CONVEYED TO R. MC KINNEY BY DEED RECORDED IN VOLUME 1010, PAGE 297 OF THE SAID COUNTY RECORDS, SOUTH 89 DEGREES 12 MINUTES 27 SECONDS WEST 1173.19 FEET TO AN EXISTING STONE; THENCE WITH THE WEST LINE OF THE SAID MC KINNEY TRACT, SOUTH 01 DEGREES 34 MINUTES 34 SECONDS EAST 1574.01 FEET TO AN IRON PIN SET ON THE NORTH LINE OF A TRACT CONVEYED TO S. BOWMAN BY DEED RECORDED IN VOLUME 1058, PAGE 517 OF THE SAID COUNTY RECORDS, SAID POINT BEING SOUTH 88 DEGREES 13 MINUTES 21 SECONDS WEST 898.64 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE); THENCE WITH THE SAID NORTH LINE, SOUTH 88 DEGREES 13 MINUTES 21 SECONDS WEST 328.64 FEET TO AN IRON PIN SET, SAID POINT BEING NORTH 88 DEGREES 13 MINUTES 21 SECONDS EAST 1233.24 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE LEAVING THE SAID NORTH LINE AND WITH THE EAST LINE OF A TRACT CONVEYED TO T. RIDENOUR BY DEED RECORDED IN VOLUME 574, PAGE 735 OF THE SAID COUNTY RECORDS, NORTH 01 DEGREES 48 MINUTES 04 SECONDS WEST 2646.39 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SECTION SEVEN; THENCE WITH THE SAID NORTH LINE, SOUTH 88 DEGREES 04 MINUTES 40 SECONDS WEST 225.76 FEET TO A POINT IN TOWNSHIP ROAD 292 (HIDDEN SPRINGS ROAD); THENCE WITH THE SAID TOWNSHIP ROAD THE NEXT FOURTEEN COURSES AND DISTANCES:

- 1) NORTH 61 DEGREES 42 MINUTES 01 SECONDS EAST 35.62 FEET TO A POINT,
- 2) NORTH 80 DEGREES 15 MINUTES 04 SECONDS EAST 78.86 FEET TO A POINT,
- 3) NORTH 77 DEGREES 51 MINUTES 17 SECONDS EAST 94.71 FEET TO A POINT,
- 4) NORTH 76 DEGREES 02 MINUTES 08 SECONDS EAST 49.15 FEET TO A POINT, SAID POINT BEING SOUTH 02 DEGREES 56 MINUTES 44 SECONDS WEST 25.00 FEET FROM AN IRON PIN SET,
- 5) NORTH 76 DEGREES 02 MINUTES 08 SECONDS EAST 214.73 FEET TO A POINT,
- 6) NORTH 80 DEGREES 43 MINUTES 52 SECONDS EAST 34.41 FEET TO A POINT,
- 7) NORTH 79 DEGREES 54 MINUTES 25 SECONDS EAST 50.43 FEET TO A POINT,
- 8) NORTH 80 DEGREES 43 MINUTES 29 SECONDS EAST 38.83 FEET TO A POINT,
- 9) NORTH 81 DEGREES 29 MINUTES 17 SECONDS EAST 250.19 FEET TO A POINT,

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

10) NORTH 83 DEGREES 18 MINUTES 00 SECONDS EAST 52.22 FEET TO A POINT,
11) NORTH 84 DEGREES 56 MINUTES 10 SECONDS EAST 50.22 FEET TO A POINT,
12) NORTH 86 DEGREES 44 MINUTES 28 SECONDS EAST 51.13 FEET TO A POINT,
13) NORTH 87 DEGREES 35 MINUTES 58 SECONDS EAST 51.28 FEET TO A POINT,
14) NORTH 88 DEGREES 55 MINUTES 58 SECONDS EAST 38.01 FEET TO A POINT,
AT THE INTERSECTION OF THE CENTER OF A CREEK, SAID POINT BEING NORTH 57
DEGREES 05 MINUTES 41 SECONDS WEST 32.32 FEET FROM AN IRON PIN SET;
THENCE LEAVING THE SAID ROAD AND WITH THE CENTER OF SAID CREEK THE NEXT
FIVE COURSES AND DISTANCES:

1) SOUTH 30 DEGREES 09 MINUTES 34 SECONDS EAST 162.38 FEET TO A POINT,
SAID POINT BEING NORTH 87 DEGREES 07 MINUTES 25 SECONDS WEST 10.00 FEET
FROM AN IRON PIN SET;
2) SOUTH 67 DEGREES 00 MINUTES 23 SECONDS EAST 205.24 FEET TO A POINT,
SAID POINT BEING SOUTH 45 DEGREES 18 MINUTES 57 SECONDS WEST 5.00 FEET
FROM AN IRON PIN SET,
3) SOUTH 49 DEGREES 15 MINUTES 42 SECONDS EAST 78.35 FEET TO A POINT,
SAID POINT BEING SOUTH 04 DEGREES 10 MINUTES 22 SECONDS WEST 8.00 FEET
FROM AN IRON PIN SET,
4) SOUTH 52 DEGREES 42 MINUTES 58 SECONDS EAST 106.45 FEET TO A POINT,
SAID POINT BEING SOUTH 22 DEGREES 34 MINUTES 53 SECONDS EAST 17.00 FEET
FROM AN IRON PIN SET;
5) SOUTH 85 DEGREES 07 MINUTES 46 SECONDS EAST 58.95 FEET TO A POINT,
SAID POINT BEING SOUTH 35 DEGREES 39 MINUTES 23 SECONDS EAST 12.00 FEET
FROM AN IRON PIN SET; THENCE LEAVING THE SAID CREEK SOUTH 74 DEGREES 41
MINUTES 05 SECONDS EAST 214.55 FEET TO THE PLACE OF BEGINNING.

CONTAINING 50.149 MORE OR LESS ACRES TOTAL; 2.557 MORE OR LESS ACRES IN
SECTION FOUR (25-25-16-04-22) AND 47.592 MORE OR LESS ACRES IN SECTION
SEVEN (25-25-16-07-01). 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.

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

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY W. J. Biedenbach
6-30-95

D3852D-7 WINCE
TRACT#4