

25-40-23-01-002

ADDRESS N/A

W. J. BIEDENBACH AND ASSOCIATES

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R. AND S. SHUEY
25-25-40-23-01-001 (PART)

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1,
RANGE 9, UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY,
OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN (1/2 INCH PIPE) AT THE NORTHEAST CORNER OF SAID
SECTION; THENCE SOUTH 00 DEGREES 37 MINUTES 43 SECONDS EAST 442.47 FEET
ALONG THE EAST LINE OF SAID SECTION TO A POINT IN THE CENTER OF COUNTY ROAD
92 (SAND RIDGE ROAD); THENCE CONTINUING SOUTH 00 DEGREES 37 MINUTES 43
SECONDS EAST 552.68 FEET ALONG SAID SECTION LINE TO AN IRON PIN SET AT THE
NORTHEAST CORNER OF A TRACT CONVEYED TO L. BOWER AS RECORDED IN DEED VOLUME
617 PAGE 187 OF THE MUSKINGUM COUNTY DEED RECORDS, PASSING AN IRON PIN AT
25.00 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 34 FEET WEST 859.45 FEET TO
AN EXISTING 5/8 INCH REBAR AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO
J. L. CORSON AS RECORDED IN DEED VOLUME 985 PAGE 395 OF SAID COUNTY
RECORDS; THENCE NORTH 00 DEGREES 25 MINUTES 09 SECONDS EAST 148.97 FEET
ALONG THE WEST PROPERTY LINE OF A 9.795 ACRE TRACT CONVEYED TO BRYAN LEWIS
IN DEED VOLUME 1001 PAGE 276 OF THE MUSKINGUM COUNTY DEED RECORDS, TO AN
IRON PIN SET, SAID IRON PIN SET BEING THE PLACE OF BEGINNING OF THIS TRACT;
THENCE SOUTH 54 DEGREES 14 MINUTES 10 SECONDS WEST 227.78 FEET TO AN IRON
PIN SET; THENCE SOUTH 49 DEGREES 31 MINUTES 58 SECONDS WEST 162.03 FEET TO
AN IRON PIN SET; THENCE SOUTH 70 DEGREES 30 MINUTES 12 SECONDS WEST 415.34
FEET TO THE CENTER OF SAND RIDGE ROAD (COUNTY ROAD NUMBER 92), PASSING AN
IRON PIN SET AT 395.34 FEET; THENCE FOLLOWING THE CENTER OF SAND RIDGE ROAD
(COUNTY ROAD NUMBER 92) THE NEXT FOURTEEN COURSES AND DISTANCES:

- 1) NORTH 19 DEGREES 50 MINUTES 13 SECONDS EAST 57.36 FEET,
- 2) NORTH 21 DEGREES 56 MINUTES 33 SECONDS EAST 92.88 FEET,
- 3) NORTH 25 DEGREES 01 MINUTES 06 SECONDS EAST 99.02 FEET,
- 4) NORTH 30 DEGREES 05 MINUTES 04 SECONDS EAST 71.57 FEET,
- 5) NORTH 38 DEGREES 31 MINUTES 35 SECONDS EAST 74.37 FEET,
- 6) NORTH 43 DEGREES 46 MINUTES 50 SECONDS EAST 73.05 FEET,
- 7) NORTH 46 DEGREES 58 MINUTES 29 SECONDS EAST 68.07 FEET,
- 8) NORTH 49 DEGREES 10 MINUTES 09 SECONDS EAST 71.73 FEET,
- 9) NORTH 51 DEGREES 15 MINUTES 23 SECONDS EAST 72.84 FEET,
- 10) NORTH 54 DEGREES 23 MINUTES 13 SECONDS EAST 67.82 FEET,
- 11) NORTH 59 DEGREES 28 MINUTES 37 SECONDS EAST 76.19 FEET,
- 12) NORTH 65 DEGREES 47 MINUTES 55 SECONDS EAST 66.77 FEET,
- 13) NORTH 72 DEGREES 37 MINUTES 42 SECONDS EAST 69.62 FEET,
- 14) NORTH 77 DEGREES 51 MINUTES 32 SECONDS EAST 65.58 FEET; THENCE ALONG
THE WEST PROPERTY LINE OF SAID 9.795 ACRE TRACT CONVEYED TO BRYAN LEWIS
SOUTH 00 DEGREES 25 MINUTES 09 SECONDS WEST 304.86 FEET TO THE PLACE OF
BEGINNING, PASSING AN IRON PIN FOUND AT 25.00 FEET.

CONTAINING 5.001 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY
OF COUNTY ROAD NUMBER 92 (SAND RIDGE ROAD), AND ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE DEED BEARINGS OF A 9.057 ACRE TRACT MORE OR LESS
RECORDED IN DEED VOLUME 985 PAGE 395.

ALL IRON PINS SET ARE 5/8 INCH REBAR WITH IDENTIFICATION CAPS. BIEDENBACH
PS5718PS6923

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS DESCRIPTION TO
BE CORRECT AS PREPARED BY ME, THIS 24 DAY OF SEPTEMBER 1996.

OFFICE COPY
NOT RECORDABLE

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718



D4054 SHUEY

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

[Signature]
10-7-96

NUMBER	DIRECTION	DISTANCE
1	N.19°50'13"E.	57.36'
2	N.21°56'33"E.	92.88'
3	N.25°01'06"E.	99.02'
4	N.30°05'04"E.	71.57'
5	N.38°31'35"E.	74.37'
6	N.43°46'50"E.	73.05'
7	N.46°58'29"E.	68.07'
8	N.49°10'09"E.	71.73'
9	N.51°15'23"E.	72.84'
10	N.54°23'13"E.	67.82'
11	N.59°28'37"E.	76.19'
12	N.65°47'55"E.	66.77'
13	N.72°37'42"E.	69.62'
14	N.77°51'32"E.	65.58'

RESEARCH
VOL.392 PG.273
VOL.985 PG.395
VOL.617 PG.187
MUSK. CO. TAX MAP
PREVIOUS SURVEY - 9.795± ACRES
B. LEWIS - VOL.1001 PG.276

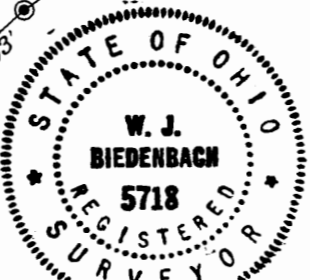
R. & S. SHUEY
VOL.392 PG.273
5.001± ACRES

BEARINGS ARE BASED ON THE DEED BEARINGS OF A 9.057± ACRE TRACT VOL.985 PG.395

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1, RANGE 9, UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO

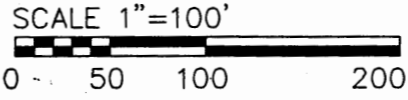
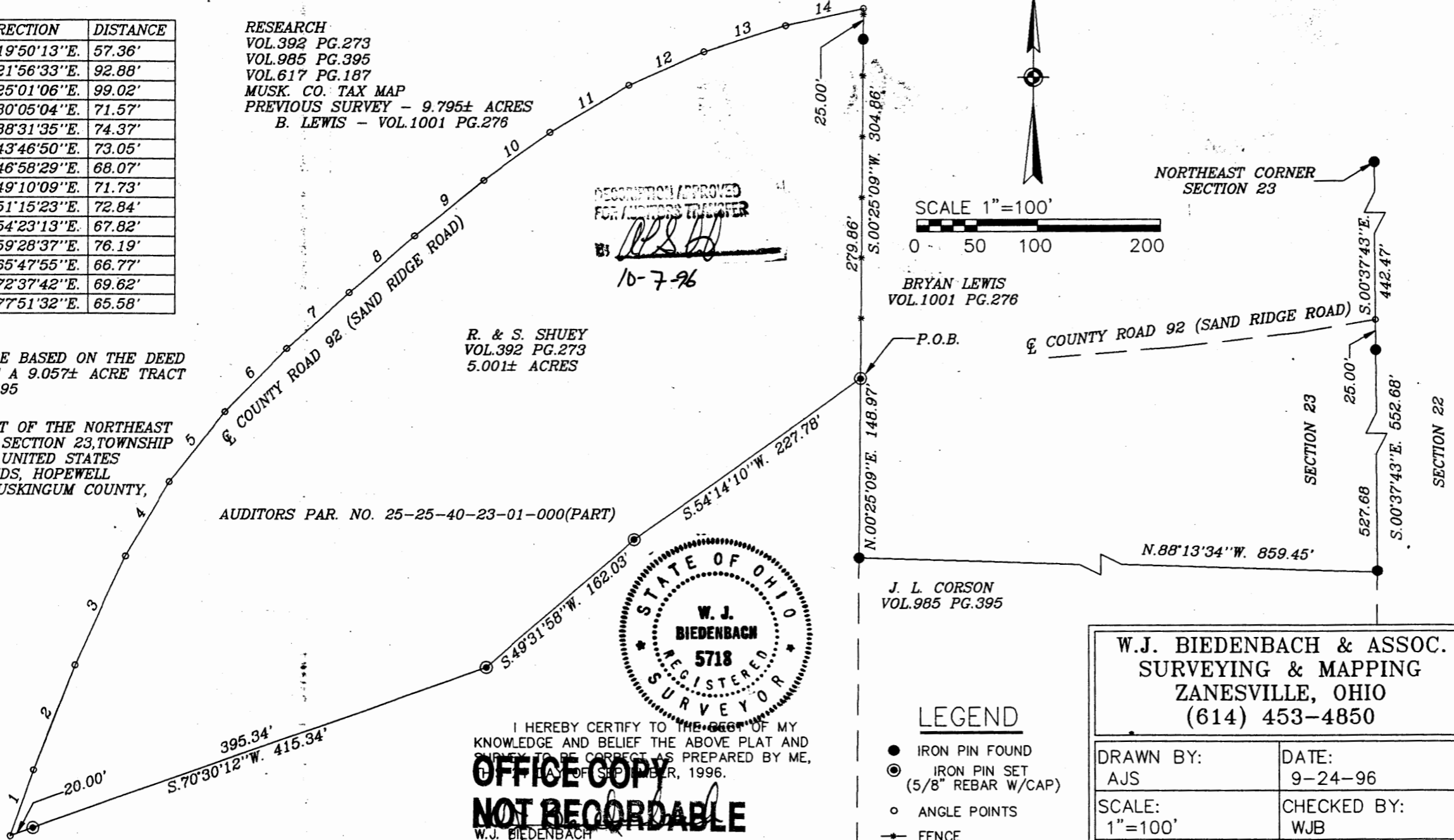
AUDITORS PAR. NO. 25-25-40-23-01-000(PART)

DESCRIPTION APPROVED FOR AUDITORS TRANSFER
[Signature]
10-7-96



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, W.J. BIEDENBACH, REGISTERED SURVEYOR, 1996.

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



BRYAN LEWIS
VOL.1001 PG.276

J. L. CORSON
VOL.985 PG.395

LEGEND

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

W.J. BIEDENBACH & ASSOC.
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ZANESVILLE, OHIO
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DRAWN BY: AJS	DATE: 9-24-96
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 4054	DWG NO. 4054