

MIRACLE
REALTY

8/8

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

25-40-23-21
5185 RIDGE RD

DESCRIPTION FOR CONVEYANCE

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

COMMENCING AT A POINT AT THE SOUTHEAST CORNER OF THE SAID
SOUTHEAST QUARTER; THENCE NORTH 04 DEGREES 24 MINUTES 30 SECONDS
EAST 1604.79 FEET (BY DEED) TO A POINT MARKED BY AN EXISTING IRON PIN
(5/8 INCH REBAR), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT
HEREIN INTENDED TO BE CONVEYED; THENCE NORTH 86 DEGREES 50 MINUTES
30 SECONDS WEST 752.52 FEET TO A POINT IN THE COUNTY ROAD NUMBER 34
(RIDGE ROAD), PASSING POINTS MARKED BY EXISTING IRON PINS AT 200.00 FEET
(5/8 INCH REBAR) AND 730.13 FEET (3/4 INCH I.D. PIPE); THENCE NORTH 22
DEGREES 58 MINUTES 31 SECONDS WEST 83.38 FEET TO A POINT THE CENTER
OF SAID COUNTY ROAD; THENCE NORTH 08 DEGREES 44 MINUTES 40 SECONDS
WEST 129.25 FEET TO A POINT IN THE SAID CENTER OF COUNTY ROAD NUMBER
34; THENCE NORTH 01 DEGREE 44 MINUTES 40 SECONDS WEST 201.43 FEET TO A
POINT IN THE SAID CENTER OF COUNTY ROAD NUMBER 34; THENCE SOUTH 85
DEGREES 16 MINUTES 35 SECONDS EAST 182.45 FEET TO A POINT MARKED BY
AN EXISTING IRON PIN (3/4 INCH I.D. PIPE) AT THE SOUTHEAST CORNER OF A
TRACT CONVEYED TO B. J. SPROW AS RECORDED IN DEED BOOK VOLUME 887
PAGE 164 OF THE MUSKINGUM COUNTY DEED RECORDS, PASSING A POINT
MARKED BY AN EXISTING IRON PIN (3/4 INCH I.D. PIPE) AT 32.11 FEET; THENCE
NORTH 02 DEGREES 26 MINUTES 18 SECONDS EAST 150.13 FEET ALONG THE
EAST LINE OF THE SAID SPROW TRACT TO A POINT MARKED BY AN IRON PIN
SET (5/8 INCH REBAR); THENCE NORTH 85 DEGREES 13 MINUTES 59 SECONDS
WEST 189.85 FEET ALONG THE NORTH LINE OF THE SAID SPROW TRACT TO A
POINT IN THE CENTER OF COUNTY ROAD NUMBER 34, PASSING A POINT MARKED
BY AN EXISTING IRON PIN (3/4 INCH I.D. PIPE) AT 150.34 FEET; THENCE NORTH
02 DEGREES 13 MINUTES 01 SECOND EAST 47.82 FEET TO A POINT IN THE
CENTER OF COUNTY ROAD NUMBER 34, SAID POINT BEING SOUTH 86 DEGREES 57
MINUTES 28 SECONDS EAST 27.00 FEET FROM A POINT MARKED BY AN EXISTING
IRON PIN (3/4 INCH ROD); THENCE NORTH 02 DEGREES 05 MINUTES 56 SECONDS
EAST 312.73 FEET TO A POINT IN THE CENTER OF SAID COUNTY ROAD NUMBER
34 AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. ROUTE 40; THENCE
FOLLOWING THE SAID SOUTH RIGHT-OF-WAY LINE OF U.S. ROUTE 40 THE NEXT
SIX COURSES AND DISTANCES:

- 1) SOUTH 85 DEGREES 07 MINUTES 11 SECONDS EAST 79.34 FEET TO A POINT
MARKED BY AN IRON PIN SET (5/8 INCH REBAR) AT 75 FEET RIGHT OF STATION
964+75;
- 2) NORTH 88 DEGREES 08 MINUTES 17 SECONDS EAST 125.90 FEET TO A POINT
MARKED BY AN IRON PIN SET (5/8 INCH REBAR) AT 60 FEET RIGHT OF STATION
966-00;

OK WAT
8-9-85

- 3) SOUTH 75 DEGREES 05 MINUTES 36 SECONDS EAST 203.04 FEET TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR) AT 95 FEET RIGHT AT STATION 968+00;
- 4) NORTH 80 DEGREES 33 MINUTES 34 SECONDS EAST 180.69 FEET TO A POINT, SAID POINT BEING 50 FEET RIGHT OF STATION 969+75, SAID POINT ALSO BEING NORTH 31 DEGREES 53 MINUTES 51 SECONDS WEST 0.56 FEET FROM AN EXISTING CONCRETE MONUMENT;
- 5) SOUTH 70 DEGREES 35 MINUTES 48 SECONDS EAST 180.69 FEET TO A POINT MARKED BY AN EXISTING CONCRETE MONUMENT AT 95 FEET RIGHT OF STATION 971+50;
- 6) NORTH 86 DEGREES 20 MINUTES 03 SECONDS EAST 118.21 FEET TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR); THENCE SOUTH 04 DEGREES 34 MINUTES 04 SECONDS WEST 883.46 FEET TO THE PLACE OF BEGINNING.

CONTAINING 16.666 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD NUMBER 34.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.78 ACRES MORE OR LESS ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT.

I HEREBY CERTIFY THE ABOVE DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6TH DAY OF AUGUST 1985.

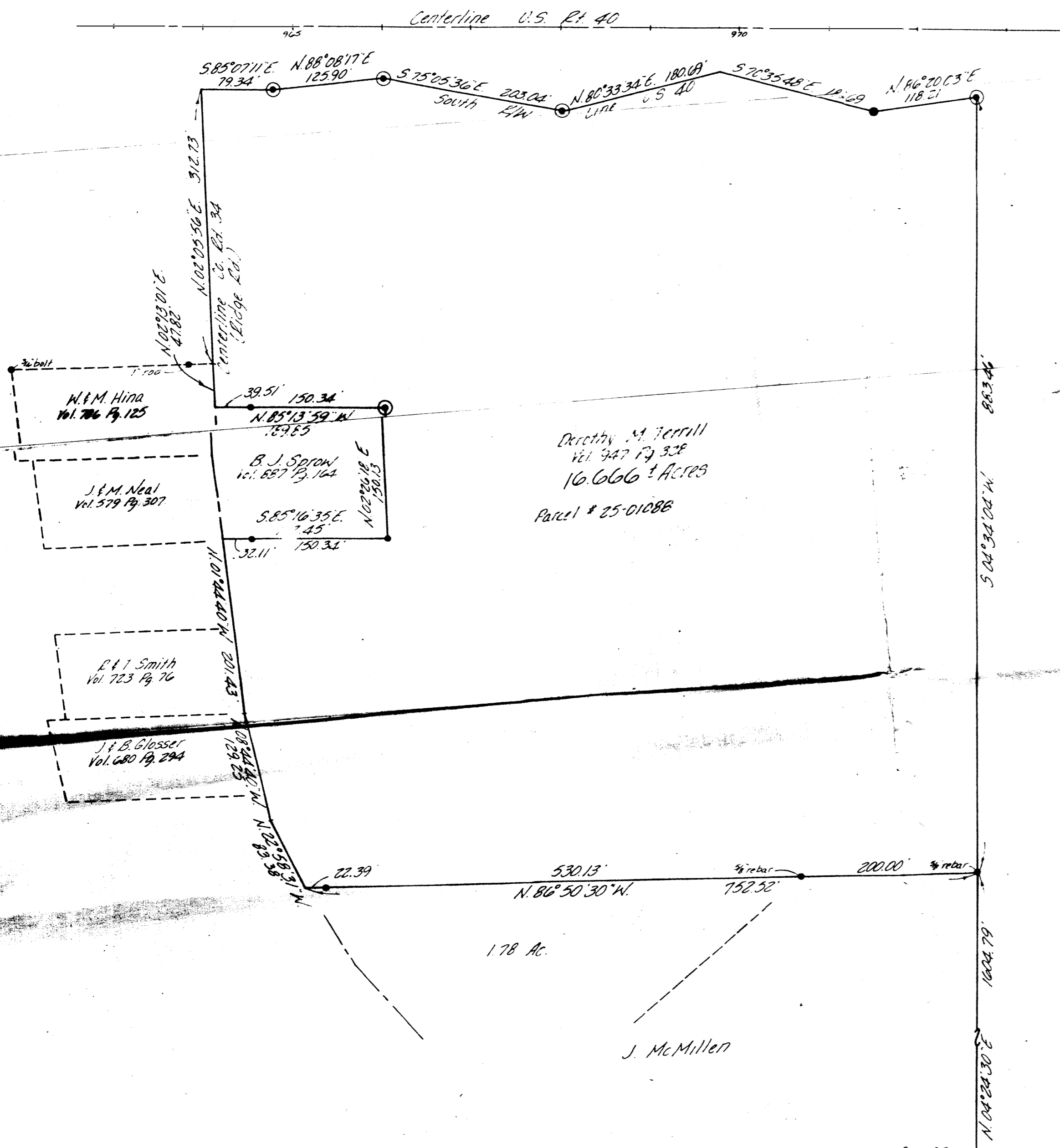
Michael D. Nichols

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NOT RECORDABLE
 D2214 R. JOHNSTON



6/28

25-40-23-21
5185 RIDGE RD



- Existing Iron Pin (3/4\"/>

Bearings are based on the previous survey of 1.78± Ac. along the south line of this tract

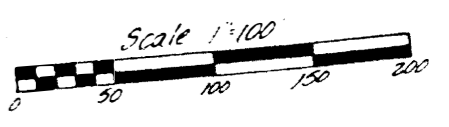
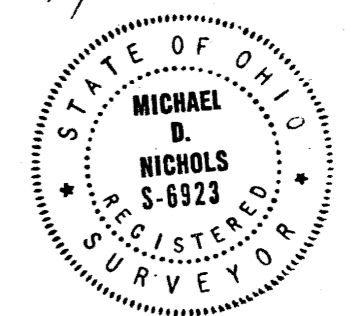
Research
Plat - Part 1-4 of tracts (Terrill)
Plat of 1.78± Ac - McMillen
Deed - Vol. 947 Pg. 328
Deed - Vol. 746 Pg. 125
Deed - Vol. 579 Pg. 307
Deed - Vol. 723 Pg. 76
Deed - Vol. 680 Pg. 294
Right-of-Way Plans - U.S. Rt. 40

Being a part of the Southeast Quarter of Section 23, Township 1, Range 9, of the United States Military Lands, Hopewell Township, Muskingum County, Ohio.

I hereby certify the above survey and plat to be correct as prepared by me, this 6th day of August 1985.

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NOT RECORDABLE**

Michael D. Nichols, Reg. Surveyor # 6923



W. J. BIEDENBACH & ASSOC.
Surveying & Mapping
3120 Lisa Ln Zanesville, Ohio 43701
(614) 453-4850

Drawn by: MDX	Date: 8-6-85
Scale: 1"=100'	Checked by: MB
1/4 Sec. 22, 14-7-85	R. Johnston (Terr.)

Southeast Corner of the Southeast