

491 TIMBER RUN RD

25-55-21-04-014

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

DESCRIPTION FOR CONVEYANCE
KEVIN HELSER, ET.AL.
PARCEL NUMBER 25-25-55-21-04-003 (PART)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 21, IN THE SOUTH HALF OF QUARTER TOWNSHIP 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 NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER; THENCE SOUTH 05 DEGREES 28 MINUTES 48 SECONDS WEST ALONG THE MID SECTION LINE 1601.02 FEET (BY DEED) TO A POINT; THENCE NORTH 86 DEGREES 09 MINUTES 22 SECONDS WEST 682.51 FEET (BY DEED) TO A POINT ON THE WEST LINE OF A 0.95 ACRE TRACT CONVEYED TO KEVIN AND RENEE HELSER BY DEED RECORDED IN VOLUME 944, PAGE 39 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE CONTINUING NORTH 86 DEGREES 09 MINUTES 22 SECONDS WEST 317.33 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 25.04 FEET; THENCE SOUTH 07 DEGREES 08 MINUTES 49 SECONDS WEST 461.69 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 250.00 FEET; THENCE WITH THE NORTH LINE OF A 2.901 MORE OR LESS ACRE TRACT, NORTH 85 DEGREES 17 MINUTES 56 SECONDS WEST 360.31 FEET TO AN IRON PIN SET; THENCE WITH A LINE THROUGH THE HELSER TRACT (VOLUME 944, PAGE 42), NORTH 07 DEGREES 08 MINUTES 49 SECONDS EAST 481.33 FEET TO A POINT ON THE SOUTH LINE OF THE K. AND L. SMITH TRACT (VOLUME 978, PAGE 293), PASSING AN IRON PIN SET AT 456.29 FEET; THENCE WITH THE SOUTH LINE OF SAID SMITH TRACT AND THE SOUTH LINE OF THE R. AND P. JESSE TRACT (VOLUME 955, PAGE 103), SOUTH 86 DEGREES 09 MINUTES 22 SECONDS EAST 360.58 FEET TO A POINT; THENCE SOUTH 07 DEGREES 08 MINUTES 49 SECONDS WEST 25.04 FEET TO THE PLACE OF BEGINNING.

CONTAINING 4.000 MORE OR LESS ACRES. SUBJECT TO THE INGRESS AND EGRESS EASEMENT (TWENTY-FIVE FOOT WIDE) DESCRIBED IN VOLUME 944, PAGE 42 AND ALSO SUBJECT TO ALL OTHER APPLICABLE EASEMENTS. ALSO ALL OF THE GRANTOR'S RIGHTS TO THE FIFTY FOOT INGRESS AND EGRESS EASEMENT AS DESCRIBED VOLUME 944, PAGE 42 OF THE MUSKINGUM COUNTY DEED RECORDS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718/PS6923).

BEARINGS ARE BASED ON THE DEED BEARINGS OF DEED BOOK VOLUME 944, PAGE 42 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 28TH DAY OF FEBRUARY 1996.

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



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY A. L. Swinehart
3-18-96

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

ALSO THE FOLLOWING INGRESS-EGRESS EASEMENT

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 21, IN THE SOUTH HALF OF QUARTER TOWNSHIP 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 NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER; THENCE SOUTH 05 DEGREES 28 MINUTES 48 SECONDS WEST ALONG THE MID SECTION LINE 1601.02 FEET (BY DEED) TO A POINT; THENCE NORTH 86 DEGREES 09 MINUTES 22 SECONDS WEST 682.51 FEET (BY DEED) TO A POINT ON THE WEST LINE OF A 0.95 ACRE TRACT CONVEYED TO KEVIN AND RENEE HELSER BY DEED RECORDED IN VOLUME 944, PAGE 39 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID POINT ALSO BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 07 DEGREES 08 MINUTES 49 SECONDS WEST ALONG THE SAID WEST LINE OF THE SAID 0.95 MORE OR LESS ACRE TRACT 250.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE CONTINUING SOUTH 07 DEGREES 08 MINUTES 49 SECONDS WEST 216.82 FEET TO A POINT; THENCE NORTH 85 DEGREES 17 MINUTES 56 SECONDS WEST 25.02 FEET TO A POINT, SAID POINT BEING SOUTH 85 DEGREES 17 MINUTES 56 SECONDS EAST 25.02 FEET FROM AN IRON PIN SET; THENCE NORTH 07 DEGREES 08 MINUTES 49 SECONDS EAST 216.44 FEET TO A POINT; THENCE NORTH 86 DEGREES 09 MINUTES 22 SECONDS WEST 25.04 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE NORTH 07 DEGREES 08 MINUTES 49 SECONDS EAST 250.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 86 DEGREES 09 MINUTES 22 SECONDS EAST 50.08 FEET TO THE PLACE OF BEGINNING.

E3973A-7 HELSER

BEARINGS ARE BASED ON THE DEED BEARINGS OF VOL. 944, PG. 42 OF THE MUSKINGUM COUNTY DEED RECORDS.



Approved For Transfer
On Lot Sewage Proposed
Date 3-25-96

Michael J. Kuehl
Zanesville-Muskingum County
Health Department

K. & L. SMITH
VOL. 978, PG. 293

RICK & POLLY JESSE
VOL. 955, PG. 103

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY A. L. SWENHART
3-18-96

NORTHEAST CORNER
OF THE NORTHWEST
QUARTER OF SECTION
21

S.05°28'48"W.
1601.02' (DEED)

50' INGRESS & EGRESS EASEMENT
VOL. 944, PG. 42

S.86°09'22"E. 360.58'

292.29' 2.04'
N.86°09'22"W. 999.84 (DEED) 682.51'

KEVIN HELSER, et al.
VOL. 944, PG. 42

KEVIN HELSER, et al.
VOL. 944, PG. 42

4.000 ± ACRES

2.000 ± ACRES

KEVIN HELSER
VOL. 944, PG. 39

VOL. 944, PG. 42
1.557 ± ACRES

VOL. 944, PG. 42

N.85°17'56"W. 360.31'

2.539 ± ACRES

March 25, 1996
2.901 ± ACRES

MUSKINGUM COUNTY COMMISSIONERS

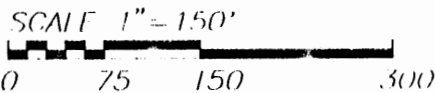
Carolyn M. Montgomery

LEGEND

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

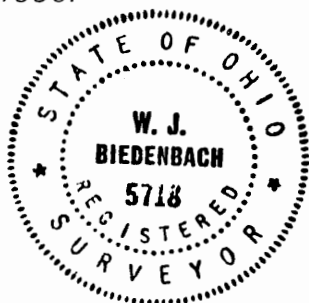
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 21, IN THE SOUTH HALF OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 9 OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM, COUNTY, OHIO.

AUDITORS PARCEL # 15-25-55-21-04-003 (PART)



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 28th DAY OF FEBRUARY, 1996.

OFFICE COPY
NOT RECORDABLE
REGISTERED SURVEYOR #5718



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

DRAWN BY: MDN	DATE: 2-23-96
SCALE: 1" = 150'	CHECKED BY: WJB
Plot date: 03/05/96 at 10:44	
File name: C:/ACAD12/DWG/3973	