

25-55-21-10-001
345 TIMBER RUN RD

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

DESCRIPTION FOR CONVEYANCE
PARCEL NUMBER 25-25-55-21-10-000 (PART)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS,
HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER
DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 21; THENCE ALONG THE EAST
LINE OF THE NORTHWEST QUARTER NORTH 05 DEGREES 28 MINUTES 00
SECONDS EAST 153.70 FEET TO A POINT, SAID POINT BEING THE
PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE
DESCRIBED: THENCE LEAVING SAID QUARTER LINE AND WITH THE
NORTH LINE OF A 25 FOOT WIDE INGRESS AND EGRESS EASEMENT
NORTH 85 DEGREES 30 MINUTES 00 SECONDS WEST, PASSING AN IRON
PIN SET AT 30.44 FEET, A TOTAL DISTANCE OF 198.57 FEET TO AN
IRON PIN SET; THENCE LEAVING SAID EASEMENT AND WITH THE EAST
LINE OF A 0.669 MORE OR LESS ACRE TRACT NORTH 05 DEGREES 19
MINUTES 32 SECONDS EAST 188.07 FEET TO AN EXISTING IRON PIN
(3/4 INCH PIPE) ON THE NORTH LINE OF THE GRANTOR'S TRACT;
THENCE LEAVING SAID 0.668 MORE OR LESS ACRE TRACT AND WITH
THE NORTH LINE OF THE GRANTOR'S TRACT SOUTH 85 DEGREES 26
MINUTES 52 SECONDS EAST, PASSING AN EXISTING AXLE AT 170.15
FEET, A TOTAL DISTANCE OF 199.04 FEET TO A POINT ON THE EAST
LINE OF THE SAID NORTHWEST QUARTER; THENCE WITH SAID EAST
LINE SOUTH 05 DEGREES 28 MINUTES 00 SECONDS WEST 187.89 FEET
TO THE PLACE OF BEGINNING.

CONTAINING 0.858 MORE OR LESS ACRES, SUBJECT TO ALL
APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC
IDENTIFICATION CAP.

BEARINGS ARE BASED ON THE DEED BEARING OF NORTH 85 DEGREES 30
MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF VOLUME 515,
PAGE 1028.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 19TH DAY OF
JULY 1993.

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



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY A. L. Smith
8-16-93

D3645A-5 E. BAGENT

⊙ ~ Iron Pin Set (5/8" x 30" rebar
w / plastic ld. cap)

I hereby certify to the best of my knowledge,
information, and belief, the above plat and survey
to be correct as prepared by me, this 19th day
of July 1993.

~~OFFICE COPY~~
~~NOT RECORDABLE~~
W. J. Biedenbach
Reg. Surveyor #5718



W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 7-19-93
Scale: 1" = 50'	Checked by: <u>AD</u>
Job N°: 3645	E. Bagent

West Line Vol. 458, Pg. 336

0.669± Ac.

S.85°26'52"E. 199.04'
170.15' Axle 28.90'

N.05°19'32"E. 188.07'
188.07'

E. & B. Bagent
Vol. 458, Pg. 336

0.858± Acres

Par N° 25-25-55-21-10-000 (part)

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY Ad Smith
8-16-93

Section Line
5.05°28'00"W. 187.89'

168.13' 30.44'
N.85°30'00"W. 198.57'
25' Wide Ingress & Egress Easement

3.065± Ac.

0.495± Ac.

1" pipe

Twp. Rd. 288
(Timber Run Rd.)
128.70'

N.05°28'00"E. 153.70'

5/8" rebar

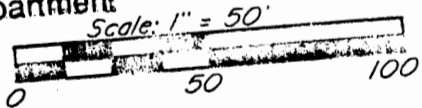
Research
Vol. 458 Pg. 336
Vol. 490 Pg. 350
Previous survey of 0.495± Ac.
Previous survey of 3.065± Ac.
Muskingum County Tax Map

Approved For Transfer
On-Lot Sewage O.K.
Date 8-16-93

Michael J. Kovel
Zanesville - Muskingum Co.
Health Department

Center of
Section 21

Bearings are based on the deed bearing of
N.85°30'00"W. along the North Line of Vol. 515,
Pg. 1028.



Being a part of the Northwest Quarter of
Section 21, Township 1, Range 9, of the United
States Military Lands, Hopewell Township,
Muskingum County, Ohio.

- ~ Existing Iron Pin ($\frac{3}{4}$ " pipe unless otherwise noted)
- ⊙ ~ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w / plastic ld. cap)

I hereby certify to the best of my knowledge,
information, and belief, the above plat and survey
to be a true and correct copy as presented by me, this 19th day
of July 1993.

**OFFICE COPY
NOT RECORDABLE**

W.J. Biedenbach
Reg. Surveyor #5718



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

Drawn by: SDD	Date: 7-19-93
Scale: 1" = 50'	Checked by: AD
Job N°: 3645	F. Bagent