

25-55-22-30

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

7620 WEST PIKE

DESCRIPTION FOR CONVEYANCE

FAYE V. DEWITT

PARCEL NUMBER 25-25-55-22-29-000 (ALL)

PARCEL NUMBER 25-25-55-22-30-000 (ALL)

BEING A PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 1,  
RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL  
TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
OF SECTION 22; THENCE ALONG THE SOUTH LINE OF SECTION 22  
NORTH 84 DEGREES 20 MINUTES 30 SECONDS WEST 934.80 FEET TO AN  
EXISTING AXLE AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO  
JAMES AND FANNIE WENGERD AS RECORDED IN DEED VOLUME 969, PAGE  
280 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE LEAVING SAID  
SECTION LINE AND ALONG THE EAST LINE OF SAID WENGERD TRACT  
NORTH 20 DEGREES 11 MINUTES 00 SECONDS EAST 851.78 FEET TO AN  
EXISTING AXLE; THENCE NORTH 11 DEGREES 32 MINUTES 55 SECONDS  
WEST 1201.65 FEET TO AN EXISTING IRON PIN (1 INCH REBAR) AT  
THE NORTHEAST CORNER OF SAID WENGERD TRACT, SAID IRON PIN  
ALSO BEING ON THE SOUTHERN LINE OF A TRACT CONVEYED TO EDWARD  
AND JOYCE KENNISON AS RECORDED IN DEED VOLUME 480, PAGE 188  
AND DEED VOLUME 484, PAGE 542 OF THE SAID COUNTY DEED  
RECORDS; THENCE ALONG SAID SOUTHERN LINE NORTH 64 DEGREES 35  
MINUTES 43 SECONDS EAST 277.35 FEET TO AN EXISTING AXLE;  
THENCE NORTH 57 DEGREES 10 MINUTES 12 SECONDS EAST 167.27  
FEET TO AN EXISTING AXLE; THENCE NORTH 05 DEGREES 39 MINUTES  
13 SECONDS EAST 96.22 FEET TO AN EXISTING AXLE IN THE CENTER  
OF AN ABANDONED COUNTY ROAD; THENCE CONTINUING ALONG SAID  
KENNISON TRACT AND THE CENTERLINE OF SAID ROAD NORTH 65  
DEGREES 05 MINUTES 52 SECONDS EAST 25.88 FEET TO AN IRON PIN  
SET; THENCE NORTH 76 DEGREES 34 MINUTES 21 SECONDS EAST  
203.61 FEET TO AN IRON PIN SET; THENCE SOUTH 87 DEGREES 14  
MINUTES 39 SECONDS EAST 133.72 FEET TO AN IRON PIN SET;  
THENCE NORTH 73 DEGREES 13 MINUTES 21 SECONDS EAST 182.43  
FEET TO A POINT IN RELOCATED U.S. ROUTE 40; THENCE LEAVING  
SAID KENNISON TRACT SOUTH 74 DEGREES 01 MINUTES 39 SECONDS  
EAST 261.65 FEET TO A POINT IN U.S. ROUTE 40; THENCE LEAVING  
SAID ABANDONED COUNTY ROAD SOUTH 63 DEGREES 16 MINUTES 39  
SECONDS EAST 630.81 FEET TO A POINT IN SAID U.S. ROUTE 40;  
THENCE LEAVING SAID ROAD AND ALONG THE WEST LINE OF TRACTS  
CONVEYED TO RICHARD JOHNSON AS RECORDED IN DEED VOLUME 624  
PAGE 241 AND DEED VOLUME 516 PAGE 878 OF THE SAID COUNTY DEED  
RECORDS SOUTH 05 DEGREES 31 MINUTES 22 SECONDS WEST 2198.41  
FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) ON THE SOUTH  
LINE OF SAID SECTION 22, PASSING AN IRON PIN SET AT 162.79  
FEET AND 1065.07 FEET; THENCE ALONG THE SOUTH LINE OF SAID  
SECTION NORTH 84 DEGREES 20 MINUTES 30 SECONDS WEST 660.00  
FEET TO THE PLACE OF BEGINNING.

CONTAINING 82.526 MORE OR LESS ACRES TOTAL 47.301 MORE OR  
LESS ACRES IN THE SOUTHWEST QUARTER AND 35.225 MORE OR LESS  
ACRE IN THE SOUTHEAST QUARTER. SUBJECT TO ALL LEGAL ROAD

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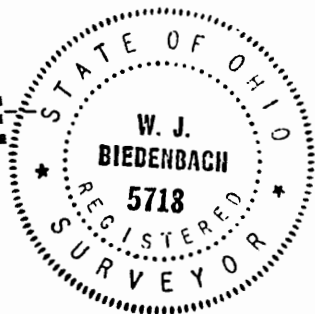
RIGHT-OF- WAY OF US ROUTE 40 AND ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE EAST LINE OF 29.08 MORE OR LESS  
ACRES CONVEYED TO J. AND F. WENGERD AS RECORDED IN DEED  
VOLUME 969, PAGE 280 OF THE MUSKINGUM COUNTY DEED RECORDS.

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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND  
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 8TH DAY OF  
DECEMBER 1989.

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

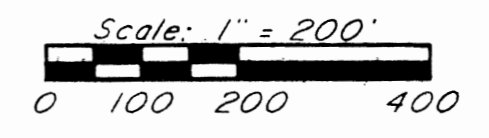
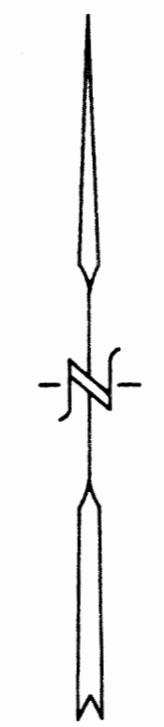
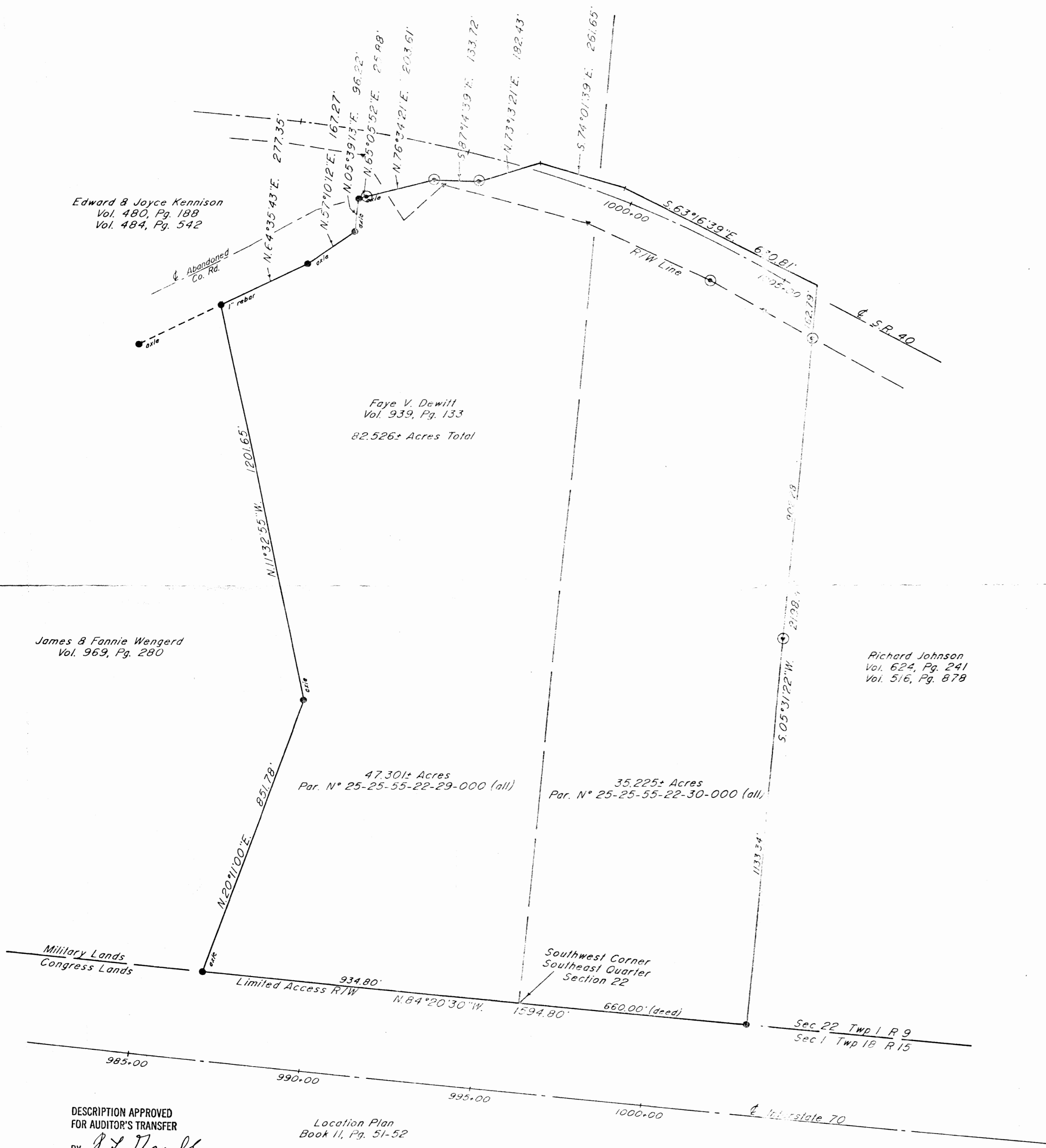


D3114 DUNZWEILER REALTY

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *J. Y. Nambk*  
12-8-89

2555-22-30  
7620 WEST PIKE



- ~ Existing Iron Pin ( $\frac{3}{4}$ " pipe unless otherwise noted)
- ⊙ ~ Iron Pin Set ( $\frac{5}{8}$ " x 30" rebar w/ plastic lid cap)
- ▼ ~ Existing Concrete R/W Monument

Research

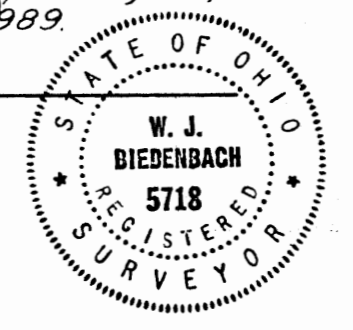
Vol. 939	Pg. 133
Vol. 624	Pg. 241
Vol. 516	Pg. 878
Vol. 969	Pg. 280
Vol. 480	Pg. 188
Vol. 484	Pg. 542
Book 11	Pg. 51-52
R/W Plan S.R. 40	
Muskingum County Tax Map	

Bearings are based on the East Line of 29.08± Acres conveyed to J. B. Wengerd as recorded in Deed Volume 969, Page 280.

Being a part of the South Half of Section 22, Township 1, Range 9, of the United States Military Lands, Hopewell Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge and belief the above plat and survey are correct as prepared by me, this 14th day of December 1989.

**OFFICE COPY  
NOT RECORDABLE**



W. J. Biedenbach  
Reg. Surveyor No. 5718

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *J. J. Nambs*  
12-8-89

Location Plan  
Book 11, Pg. 51-52

W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 12-06-89
Scale: 1" = 200'	Checked by: SP
Job No.: 3114	Quoted Price: \$-000

62-22-55-25