

25-55-22-32-001

7701 RIDGEVIEW LN.

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

DESCRIPTION FOR CONVEYANCE
JACOB AND FANNIE WENGERD
PARCEL NUMBER 25-25-55-22--32-000 (PART)

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

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER
OF SECTION 22; THENCE ALONG THE SOUTH LINE OF SECTION 22
NORTH 84 DEGREES 20 MINUTES 30 SECONDS WEST 934.80 FEET (BY
DEED) TO AN EXISTING AXLE AT THE SOUTHWEST CORNER OF A TRACT
CONVEYED TO CHARLES AND SONDRAL LEWIS AS RECORDED IN DEED
VOLUME 939, PAGE 133 OF THE MUSKINGUM COUNTY DEED RECORDS;
THENCE LEAVING SAID SECTION LINE AND FOLLOWING THE WEST LINE
OF SAID LEWIS 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 154.52 FEET TO AN IRON PIN SET
SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT
HEREIN INTENDED TO BE DESCRIBED; THENCE LEAVING SAID LEWIS
TRACT NORTH 78 DEGREES 46 MINUTES 20 SECONDS WEST 323.55 FEET
TO AN IRON PIN SET; THENCE NORTH 70 DEGREES 27 MINUTES 53
SECONDS WEST 191.09 FEET TO AN IRON PIN SET; THENCE NORTH 73
DEGREES 28 MINUTES 14 SECONDS WEST 41.23 FEET TO AN IRON PIN
SET; THENCE NORTH 53 DEGREES 26 MINUTES 37 SECONDS WEST 24.87
FEET TO AN IRON PIN SET; THENCE NORTH 20 DEGREES 50 MINUTES
39 SECONDS EAST 437.29 FEET TO AN IRON PIN SET; THENCE NORTH
07 DEGREES 39 MINUTES 52 SECONDS WEST 353.06 FEET TO AN AXLE
ON THE SOUTH LINE OF A TRACT CONVEYED TO EDWARD AND JOYCE
KENNISON AS RECORDED IN DEED VOLUME 557, PAGE 280 OF THE
MUSKINGUM COUNTY DEED RECORDS; THENCE ALONG SAID KENNISON
TRACT NORTH 64 DEGREES 29 MINUTES 44 SECONDS EAST 264.58 FEET
TO AN EXISTING AXLE AT THE NORTHWEST CORNER OF THE ABOVE
MENTIONED LEWIS TRACT; THENCE LEAVING SAID KENNISON TRACT AND
ALONG THE WEST LINE OF SAID LEWIS TRACT SOUTH 11 DEGREES 32
MINUTES 55 SECONDS EAST 1047.13 FEET TO THE PLACE OF
BEGINNING.

CONTAINING 7.453 MORE OR LESS ACRES. SUBJECT TO ALL
APPLICABLE EASEMENTS.

D3282A-3.DOC WENGERD

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
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ALSO THE FOLLOWING INGRESS AND EGRESS EASEMENT

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

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE ALONG THE SOUTH LINE OF SECTION 22 NORTH 84 DEGREES 20 MINUTES 30 SECONDS WEST 934.80 FEET (BY DEED) TO AN EXISTING AXLE AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO CHARLES AND SONDRAL LEWIS AS RECORDED IN DEED VOLUME 939, PAGE 133 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE LEAVING SAID SECTION LINE AND FOLLOWING THE WEST LINE OF SAID LEWIS 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 154.52 FEET TO AN IRON PIN SET; THENCE LEAVING SAID LEWIS TRACT NORTH 78 DEGREES 46 MINUTES 20 SECONDS WEST 323.55 FEET TO AN IRON PIN SET; THENCE NORTH 70 DEGREES 27 MINUTES 53 SECONDS WEST 191.09 FEET TO AN IRON PIN SET; THENCE NORTH 73 DEGREES 28 MINUTES 14 SECONDS WEST 41.23 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE SOUTH 73 DEGREES 18 MINUTES 49 SECONDS WEST 16.11 FEET TO A POINT; THENCE SOUTH 74 DEGREES 27 MINUTES 13 SECONDS WEST 71.04 FEET TO A POINT; THENCE NORTH 88 DEGREES 32 MINUTES 29 SECONDS WEST 23.26 FEET TO A POINT; THENCE NORTH 79 DEGREES 19 MINUTES 19 SECONDS WEST 23.86 FEET TO A POINT; THENCE NORTH 71 DEGREES 42 MINUTES 26 SECONDS WEST 86.89 FEET TO A POINT; THENCE NORTH 72 DEGREES 21 MINUTES 53 SECONDS WEST 26.92 FEET TO A POINT; THENCE SOUTH 34 DEGREES 08 MINUTES 30 SECONDS WEST 160.46 FEET TO A POINT; THENCE SOUTH 44 DEGREES 17 MINUTES 50 SECONDS WEST 106.52 FEET TO A POINT; THENCE SOUTH 34 DEGREES 45 MINUTES 30 SECONDS WEST 51.75 FEET TO A POINT; THENCE SOUTH 19 DEGREES 26 MINUTES 00 SECONDS WEST 113.41 FEET TO A POINT; THENCE SOUTH 81 DEGREES 57 MINUTES 00 SECONDS WEST 29.75 FEET TO A POINT; THENCE NORTH 84 DEGREES 46 MINUTES 41 SECONDS WEST 1.97 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE GRANTOR'S TRACT; THENCE ALONG THE GRANTOR'S WEST LINE NORTH 11 DEGREES 13 MINUTES 19 SECONDS EAST 20.71 FEET TO A POINT; THENCE LEAVING SAID WEST LINE NORTH 81 DEGREES 57 MINUTES 00 SECONDS EAST 12.70 FEET TO A POINT; THENCE NORTH 19 DEGREES 26 MINUTES 00 SECONDS EAST 103.96 FEET TO A POINT; THENCE NORTH 34 DEGREES 45 MINUTES 30 SECONDS EAST 56.11 FEET TO A POINT; THENCE NORTH 44 DEGREES 17 MINUTES 50 SECONDS EAST 106.41 FEET TO A POINT; THENCE NORTH 34 DEGREES 08 MINUTES 30 SECONDS EAST 168.49 FEET TO A POINT; THENCE SOUTH 72 DEGREES 21 MINUTES 53 SECONDS EAST 130.36 FEET TO AN IRON PIN SET; THENCE SOUTH 76 DEGREES 34 MINUTES 51 SECONDS EAST 17.03 FEET TO AN IRON PIN SET; THENCE SOUTH 84 DEGREES 48 MINUTES 59 SECONDS EAST 15.67 FEET TO AN IRON PIN SET; THENCE NORTH 72 DEGREES 12 MINUTES 45 SECONDS EAST 77.10 FEET TO AN

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IRON PIN SET; THENCE SOUTH 53 DEGREES 26 MINUTES 37 SECONDS
EAST 24.87 FEET TO THE PLACE OF BEGINNING.

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 CAPS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 1ST DAY OF
FEBRUARY 1991.

OFFICE COPY

NOT RECORDABLE

REGISTERED SURVEYOR #5718

E3282A-3.DOC WENGERD

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Namb
4-12-91

25-55-22-32-001 7701 RIDGEVIEW LN.
25-55-22-32-002 7713 RIDGEVIEW LN.

Charles & Sondra Lewis
Vol. 939, Pg. 133

Jacob & Fannie Wengerd
Vol. 969, Pg. 280
7.453± Acres

Part N° 25-25-55-22-32-000 (part)

Jacob & Fannie Wengerd
Vol. 969, Pg. 280

Jacob & Fannie Wengerd
Vol. 969, Pg. 280
6.05± Acres

Part N° 25-25-55-22-32-000 (part)

5.72°12'45"W. 77.10'
N.84°48'59"W. 15.67'
N.76°34'46"W. 17.03'

Ingress & Egress Easement
(See enlargement below for data)

J. McMillen
Vol. 526, Pg. 832

V. & P. Noll
Vol. 678, Pg. 207

R. B. Sherry
Vol. 898, Pg. 162

Scale: 1" = 100'
0 50 100 200

- Existing Iron Pin ($\frac{3}{4}$ " Pipe unless otherwise noted)
- ⊙ Iron Pin Set ($\frac{3}{8}$ " x 30" rebar w/ plastic lid cap)

Research

Vol. 969	Pg. 280
Vol. 526	Pg. 832
Vol. 557	Pg. 280
Vol. 939	Pg. 133
Vol. 678	Pg. 207
Vol. 898	Pg. 162

Muskingum County Tax Map

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

Being a Part of the Southwest Quarter 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 to be correct as prepared by me, this 16th day of April, 2011.

W.J. Biedenbach
Reg. Surveyor #5718

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY *J.L. Nank*
4-12-11

W.J. BIEDENBACH & SURVEYING & MAI
ZANESVILLE, O.
(614) 453-480

Drawn by: SDD Date:
Scale: as noted Check: