

25-55-22-32-002

7713 RIDGEVIEW RD

J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
20 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;
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, SAID
IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN
INTENDED TO BE DESCRIBED; THENCE SOUTH 72 DEGREES 12 MINUTES
45 SECONDS WEST 77.10 FEET TO AN IRON PIN SET; THENCE NORTH
84 DEGREES 48 MINUTES 59 SECONDS WEST 15.67 FEET TO AN IRON
PIN SET; THENCE NORTH 76 DEGREES 34 MINUTES 46 SECONDS WEST
17.03 FEET TO AN IRON PIN SET; THENCE NORTH 72 DEGREES 21
MINUTES 53 SECONDS WEST 294.52 FEET TO AN IRON PIN SET IN THE
CENTER OF AN ABANDONED COUNTY ROAD; THENCE ALONG SAID ROAD
NORTH 13 DEGREES 53 MINUTES 37 SECONDS EAST 290.59 FEET TO AN
IRON PIN SET; THENCE NORTH 31 DEGREES 32 MINUTES 59 SECONDS
EAST 136.76 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
THENCE NORTH 37 DEGREES 23 MINUTES 50 SECONDS EAST 237.95
FEET TO AN IRON PIN SET; THENCE NORTH 64 DEGREES 27 MINUTES
09 SECONDS EAST 231.57 FEET TO AN EXISTING AXLE; THENCE
LEAVING SAID ROAD SOUTH 07 DEGREES 39 MINUTES 52 SECONDS EAST
353.06 FEET TO AN IRON PIN SET; THENCE SOUTH 20
DEGREES 50 MINUTES 39 SECONDS WEST 437.29 FEET TO THE PLACE
OF BEGINNING.

CONTAINING 6.053 MORE OR LESS ACRES. SUBJECT TO ALL
APPLICABLE EASEMENTS.

D3282B-3.DOC WENGERD

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

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 53 DEGREES 26 MINUTES 37 SECONDS WEST
24.87 FEET TO AN IRON PIN SET; THENCE SOUTH 72 DEGREES 12
MINUTES 45 SECONDS WEST 77.10 FEET TO AN IRON PIN SET; THENCE
NORTH 84 DEGREES 48 MINUTES 59 SECONDS WEST 15.67 FEET TO AN
IRON PIN SET; THENCE NORTH 76 DEGREES 34 MINUTES 46 SECONDS
WEST 17.03 FEET TO AN IRON PIN SET; THENCE NORTH 72 DEGREES
21 MINUTES 53 SECONDS WEST 109.51 FEET TO A POINT, SAID POINT
BEING THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE SOUTH
34 DEGREES 08 MINUTES 30 SECONDS WEST 176.20 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 GRANTORS
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 20.85 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.

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

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.

W. J. BIEDENBACH
REGISTERED SURVEYOR #518

**OFFICE COPY
NOT RECORDABLE**

E3282B-3.DOC WENGERD

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Nambé

4-12-91

25-55-22-32-001
25-55-22-32-002

7701 RIDGEVIEW LN.
7713 RIDGEVIEW LN.

Charles & Sondra Lewis
Vol. 939, Pg. 133

Jacob & Fannie Wengerd
Vol. 969, Pg. 280

7.453± Acres

For N° 25-25-55-22-32-000 (part)

Jacob & Fannie Wengerd
Vol. 969, Pg. 280

Jacob & Fannie Wengerd
Vol. 969, Pg. 280

6.053± Acres

Par N° 25-25-55-22-32-000 (part)

Abandoned County Road 518 rebar

J. McMillen
Vol. 526, Pg. 832

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

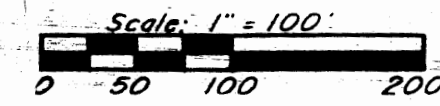
R. B. I. Sherty
Vol. 898, Pg. 162

R. B. I. Sherty
Vol. 898, Pg. 162

Edward & Joyce Kennison
Vol. 557, Pg. 280

Southeast Corner
Southwest Quarter
Section 22

934.80' (by deed)
N. 84° 20' 30" W.
N. 84° 20' 30" W.
Twp. 18 R. 15
Twp. 1 R. 9



- - Existing Iron Pin (3/4" Pipe unless otherwise noted)
- ⊙ - Iron Pin Set (5/8" 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

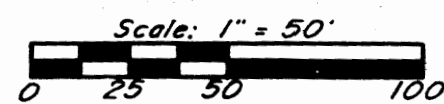
Bearings are based on the East Line of 29.08± Acres conveyed to J. & F. Wengerd as recorded in Deed Volume 969, Page 280 of the Muskingum County Deed Records.

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 _____, 2009.

**OFFICE COPY
NOT RECORDABLE**

W. J. Biedenbach
Reg. Surveyor #5718



Ingress & Egress Easement
(See above for location)

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *J. J. Namb*
4-12-91

W. J. BIEDENBACH &
SURVEYING & MAPPING
ZANESVILLE, O.
(614) 453-4871

Drawn by: SDD	Date:
Scale: as noted	Check:
Job No: 3282	J. W.