

44-40-02-18 CMB  
N/A

# W. J. Biedenbach & Associates

Surveying and Mapping

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ELLEN ALEXANDER  
VOLUME 857, PAGE 289

AUDITORS PARCEL NUMBER 44-44-40-02-18-000 (PART)-3.857 ± ACRES  
AUDITORS PARCEL NUMBER 44-44-42-02-09-000 (PART)-1.420 ± ACRES  
AUDITORS PARCEL NUMBER 44-44-42-02-09-000 (PART)-0.352 ± ACRES  
54. 01

BEING A PART OF THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 21,  
TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM  
TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF  
THE SOUTHWEST QUARTER OF SECTION 20;

THENCE WITH THE SOUTH LINE OF SECTION 20, NORTH 82 DEGREES 32 MINUTES 16  
SECONDS WEST 790.70 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE EAST LINE OF A TRACT  
CONVEYED TO VISTA VIEW VILLAGE, INC. BY DEED RECORDED IN VOLUME 643, PAGE 10  
OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 00 DEGREES 09 MINUTES 19  
SECONDS WEST 140.66 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH THE ELLEN  
ALEXANDER TRACT (VOLUME 857, PAGE 289), NORTH 87 DEGREES 36 MINUTES 44  
SECONDS EAST 977.71 FEET TO A POINT IN COUNTY ROAD NUMBER 2 (DRESDEN ROAD),  
PASSING AN IRON PIN SET AT 952.71 FEET.

THENCE CONTINUING WITH THE SAID COUNTY ROAD THE NEXT 2 COURSES AND  
DISTANCES;

- 1) SOUTH 12 DEGREES 27 MINUTES 00 SECONDS EAST 320.30 FEET TO A POINT;
- 2) SOUTH 09 DEGREES 07 MINUTES 20 SECONDS EAST 58.57 FEET TO A POINT;

THENCE LEAVING SAID COUNTY ROAD NORTH 83 DEGREES 47 MINUTES 46 SECONDS  
WEST 279.25 FEET ALONG THE NORTH LINE OF A 1.00 MORE OR LESS ACRE TRACT  
CONVEYED TO T. & P. WAYNE BY DEED AS RECORDED IN VOLUME 1064, PAGE 113 OF THE  
SAID COUNTY RECORDS, TO AN EXISTING IRON PIN (3/4 INCH PIPE); PASSING AN EXISTING  
IRON PIN (3/4 INCH PIPE) AT 25.00 FEET;

THENCE NORTH 06 DEGREES 53 MINUTES 00 SECONDS EAST 56.74 FEET TO THE PLACE OF  
BEGINNING.

CONTAINING 5.629 MORE OR LESS ACRES TOTAL ( 3.857 MORE OR LESS ACRES IN THE  
SOUTHWEST QUARTER AND 1.420 MORE OR LESS ACRES IN THE SOUTHEAST QUARTER OF  
SECTION 20 ALSO 0.352 MORE OR LESS ACRES IN THE NORTHEAST QUARTER OF SECTION  
21). SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF COUNTY ROAD 2 AND ALL OTHER  
APPLICABLE EASEMENTS.

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

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 13.65 ACRE TRACT AS  
SURVEYED BY L. P. DINAN (COMPLETED JULY 20, 1979) AS RECORDED IN VOLUME 857,  
PAGE 289 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 2<sup>nd</sup> DAY OF FEBRUARY, 1998.

**OFFICE COPY**  
**NOT RECORDABLE**  
J. W. BIEDENBACH  
REGISTERED SURVEYOR

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY K. Buckley  
2-10-98

# SURVEY FOR ELLEN ALEXANDER

AUDITORS PARCEL NUMBER  
 44-44-40-02-18-000 (PART)-3.857 ± ACRES  
 44-44-42-02-09-000 (PART)-1.420 ± ACRES  
 44-44-54-02-01-000 (PART)-0.352 ± ACRES

BEING A PART OF THE SOUTH HALF OF SECTION 20  
 AND THE NORTH HALF OF SECTION 21, TOWNSHIP 2,  
 RANGE 8, OF THE UNITED STATES MILITARY LANDS,  
 MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO

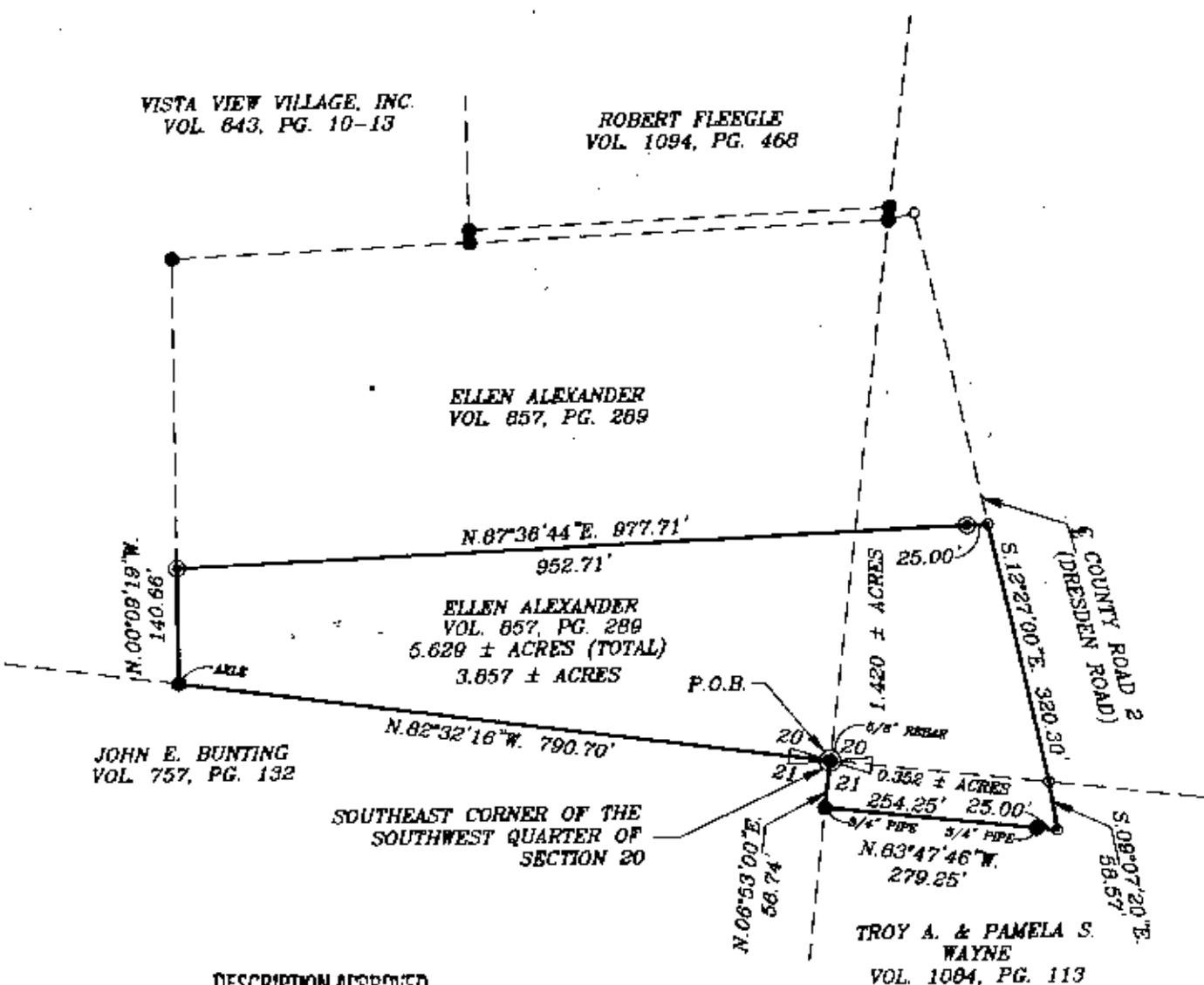
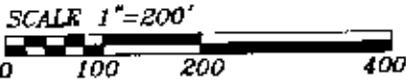
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 13.65 ACRE  
 TRACT AS SURVEYED BY L.P. DINAN (COMPLETED JULY 20, 1979)  
 AS RECORDED IN VOLUME 857, PAGE 289 OF THE MUSKINGUM  
 COUNTY DEED RECORDS

## LEGEND

**RESEARCH:**

VOL. 1084, PG. 113  
 VOL. 779, PG. 282  
 VOL. 857, PG. 289  
 MUSKINGUM CO. TAX MAP

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ⊕ QUARTER CORNER



DESCRIPTION APPROVED  
 FOR AUDITORS TRANSFER

BY K. Buckley  
 2-10-98

I HEREBY CERTIFY TO THE BEST OF MY  
 KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
 SURVEY TO BE CORRECTLY PREPARED BY ME,  
 THIS 2nd DAY OF FEBRUARY, 1998.

OFFICE COPY  
 NOT RECORDABLE

W.J. BIEDENBACH  
 REGISTERED SURVEYOR #5718

<b>W.J. BIEDENBACH &amp; ASSOC.</b> SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
DRAWN BY: AJS	DATE: 02-02-98
SCALE: 1"=200'	CHECKED BY: WJB
JOB NO: 4243	DRAWING NO: D:\4243\4243