

44-56-02-05-011
5063 DRESDEN CT

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

DESCRIPTION FOR CONVEYANCE
RICK WILSON
PARCEL NUMBER 44-44-56-02-05 (PART)

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

COMMENCING AT AN EXISTING 1/2 INCH PIPE MARKING THE SOUTHWEST CORNER OF LOT NUMBER 16 OF PRICE ESTATES AS RECORDED IN PLAT BOOK 14, PAGE 134 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST 768.70 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 84 DEGREES 18 MINUTES 55 SECONDS EAST 847.54 FEET TO AN IRON PIN SET; THENCE SOUTH 02 DEGREES 29 MINUTES 07 SECONDS EAST 72.46 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 21 DEGREES 28 MINUTES 39 SECONDS WEST 40.61 FEET) AN ARC DISTANCE OF 41.81 FEET TO AN IRON PIN SET; THENCE SOUTH 58 DEGREES 54 MINUTES 15 SECONDS WEST 47.24 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 27 DEGREES 32 MINUTES 03 SECONDS WEST 50.03 FEET) AN ARC DISTANCE OF 52.39 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING OF SOUTH 47 DEGREES 29 MINUTES 07 SECONDS EAST 70.71 FEET) AN ARC DISTANCE OF 78.53 FEET TO AN IRON PIN SET; THENCE LEAVING SAID CURVE NORTH 89 DEGREES 43 MINUTES 42 SECONDS WEST 820.82 FEET TO A POINT, PASSING AN IRON PIN SET AT 805.82 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST 306.79 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.011 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY _____

ALSO THE FOLLOWING INGRESS AND EGRESS EASEMENT

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

COMMENCING AT AN EXISTING 1/2 INCH PIPE MARKING THE SOUTHWEST CORNER OF LOT NUMBER 16 OF PRICE ESTATES AS RECORDED IN PLAT BOOK 14, PAGE 134 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST 768.70 FEET TO AN IRON PIN SET; THENCE SOUTH 84 DEGREES 18 MINUTES 55 SECONDS EAST 847.54 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING

ALSO THE FOLLOWING INGRESS AND EGRESS EASEMENT

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

COMMENCING AT AN EXISTING 1/2 INCH PIPE MARKING THE SOUTHWEST CORNER OF LOT NUMBER 16 OF PRICE ESTATES AS RECORDED IN PLAT BOOK 14, PAGE 134 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST 768.70 FEET TO AN IRON PIN SET; THENCE SOUTH 84 DEGREES 18 MINUTES 55 SECONDS EAST 847.54 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH 02 DEGREES 29 MINUTES 07 SECONDS WEST 111.63 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET (CHORD BEARING OF NORTH 06 DEGREES 43 MINUTES 15 SECONDS EAST 40.00 FEET) AN ARC DISTANCE OF 40.17 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET (CHORD BEARING NORTH 52 DEGREES 47 MINUTES 48 SECONDS EAST 150.00 FEET) AN ARC DISTANCE OF 160.88 FEET TO AN IRON PIN SET; THENCE NORTH 89 DEGREES 40 MINUTES 00 SECONDS EAST 660.60 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE NORTH 51 DEGREES 08 MINUTES 59 SECONDS EAST 274.13 FEET ALONG THE SOUTH LINE OF A 1.149 MORE OR LESS ACRE TRACT TO THE CENTER OF COUNTY ROAD NUMBER 2 (DRESDEN ROAD), PASSING AN EXISTING IRON PIN (1/2 INCH ID PIPE) AT 245.18 FEET; THENCE SOUTH 47 DEGREES 18 MINUTES 41 SECONDS EAST 50.31 FEET TO A POINT IN THE SAID CENTER; THENCE LEAVING THE SAID CENTER SOUTH 49 DEGREES 05 MINUTES 00 SECONDS WEST 300.19 FEET ALONG THE NORTHERLY LINE OF A 0.846 MORE OR LESS ACRE TRACT TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 30.19 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 20 SECONDS WEST 13.98 FEET TO A POINT; THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST 673.10 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET (CHORD BEARING OF SOUTH 43 DEGREES 35 MINUTES 27 SECONDS WEST 108.04 FEET) AN ARC DISTANCE OF 120.63 FEET TO AN IRON PIN SET; THENCE SOUTH 02 DEGREES 29 MINUTES 07 SECONDS EAST 259.90 FEET TO AN IRON PIN SET; THENCE NORTH 89 DEGREES 43 MINUTES 42 SECONDS WEST 33.03 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 02 DEGREES 29 MINUTES 07 SECONDS EAST 28.82 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 42 DEGREES 30 MINUTES 50 SECONDS WEST 70.71) AN ARC DISTANCE OF 78.53 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING NORTH 47 DEGREES 29 MINUTES 07 SECONDS WEST 70.71 FEET) AN ARC DISTANCE OF 78.53 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING NORTH 27 DEGREES 32 MINUTES 03 SECONDS EAST 50.03 FEET) AN ARC DISTANCE OF 52.39 FEET TO AN IRON PIN SET; THENCE NORTH 58 DEGREES 54 MINUTES 15 SECONDS EAST 47.24 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING NORTH 21 DEGREES 28 MINUTES 39 SECONDS EAST 40.61 FEET) AN ARC DISTANCE OF 41.81 FEET TO AN IRON PIN SET; THENCE NORTH 02 DEGREES 29 MINUTES 07 SECONDS WEST 72.46 FEET TO THE PLACE OF BEGINNING.

ALL IRON PIN SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS. BEARINGS ARE BASED ON THE PLAT BEARING OF THE SOUTH LINE OF PRICE ESTATES (PLAT BOOK 14 PAGE 134).

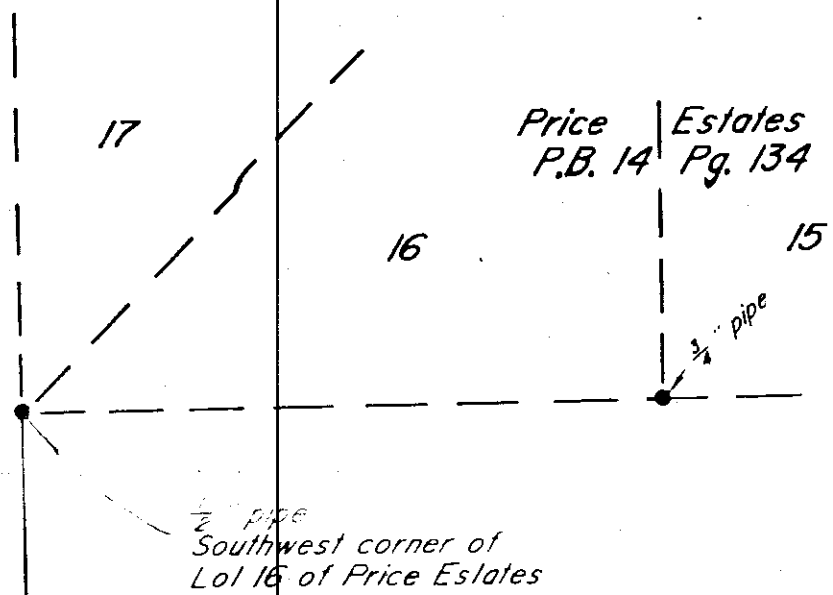
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY AND DESCRIPTION TO BE CORRECT AS SURVEYED BY ME, THIS 16TH DAY OF JUNE 1987.

OFFICE COPY
NOT RECORDED
REGISTERED SURVEYOR #6923

D2648E R. WILSON



2



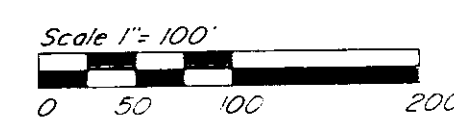
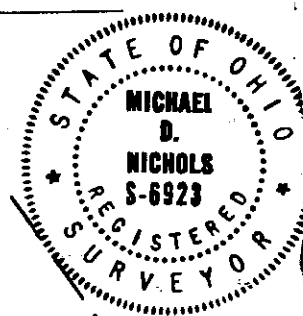
Being a part of the Southeast Quarter of Section 21, Township 2, Range 8, of the United States Military Lands, Muskingum Township, Muskingum County, Ohio.

Reference: Plat Book 14 Pg. 134
south line of Price Estates (P.B. 14 Page 134)

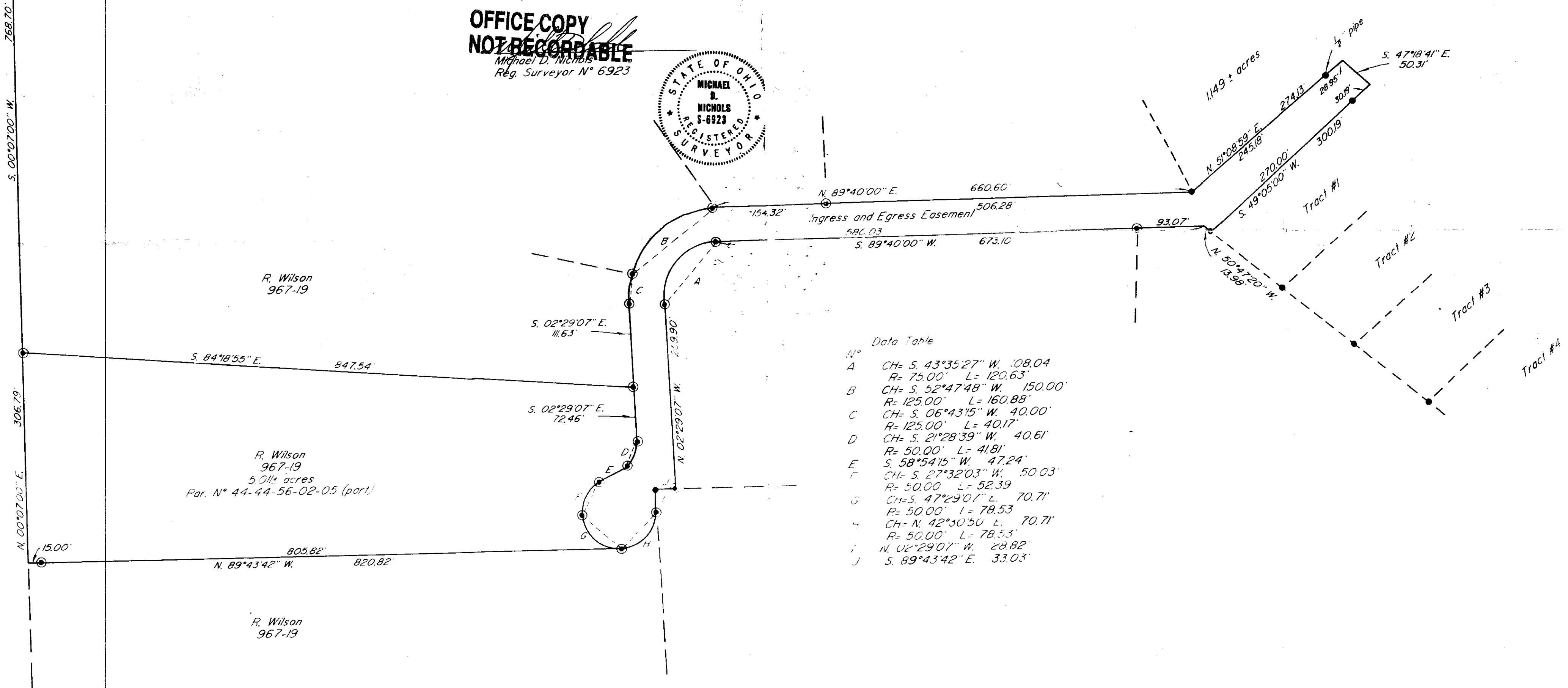
References:
Deed Vol. 835 Pg. 181
Deed Vol. 553 Pg. 284
Deed Vol. 565 Pg. 650
Deed Vol. 967 Pg. 19
Plat Book 14 Pg. 134
Muskingum County tax map

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as surveyed by me, this 10TH day of June 1987.

OFFICE COPY
NOT RECORDABLE
Michael D. Nichols
Reg. Surveyor No. 6923



Existing Iron pin
(3/8" rebar unless otherwise noted)



Data Table

N°	CH= S. 43°35'27" W. 108.04
A	R= 75.00' L= 120.63'
B	CH= S. 52°47'48" W. 150.00'
	R= 125.00' L= 160.88'
C	CH= S. 06°43'15" W. 40.00'
	R= 125.00' L= 40.17'
D	CH= S. 21°28'39" W. 40.61'
	R= 50.00' L= 41.81'
E	CH= S. 58°54'15" W. 47.24'
	R= 50.00' L= 52.39'
F	CH= S. 27°32'03" W. 50.03'
	R= 50.00' L= 70.71'
G	CH= S. 47°29'07" W. 70.71'
	R= 50.00' L= 78.53'
H	CH= N. 42°30'30" E. 70.71'
	R= 50.00' L= 78.53'
I	CH= N. 02°29'07" W. 28.82'
J	CH= S. 89°43'42" E. 33.03'

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY _____

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: AB	Date: 06-10-87
Scale: 1" = 100'	Checked by: AB.
Job No. 2648	Wilson