

W. J. Biedenbach & Associates

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JANET BROCKWELL
VOLUME 1089, PAGE 61
AUDITORS PARCEL NUMBER 56-56-70-17-14-001 (PART)

BEING A PART OF THE SOUTHEAST QUARTER SECTION 17, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EXISTING STONE AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF SECTION 17;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, SOUTH 03 DEGREES 16 MINUTES 55 SECONDS WEST 812.54 FEET TO AN EXISTING STONE AT THE NORTHWEST CORNER OF THE 110 ACRE TRACT DESCRIBED IN DEED VOLUME 775, PAGE 146 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE ALONG THE WEST LINE OF THE 110 ACRE TRACT, SOUTH 03 DEGREES 09 MINUTES 09 SECONDS WEST 257.36 FEET TO AN EXISTING IRON PIN (5/8 REBAR);

THENCE LEAVING THE SAID WEST LINE, NORTH 86 DEGREES 57 MINUTES 33 SECONDS WEST 967.92 FEET TO AN IRON PIN;

THENCE ALONG THE EAST LINE 0.987 ACRE TRACT, SOUTH 14 DEGREES 34 MINUTES 20 SECONDS WEST 136.72 FEET TO AN EXISTING IRON PIN (5/8 REBAR);

THENCE ALONG THE EAST LINE 0.987 ACRE TRACT, SOUTH 11 DEGREES 24 MINUTES 00 SECONDS WEST 122.20 FEET TO AN EXISTING IRON PIN (5/8 REBAR);

THENCE ALONG THE SOUTH LINE 0.987 ACRE TRACT, NORTH 80 DEGREES 06 MINUTES 35 SECONDS WEST 8.69 FEET TO AN IRON PIN SET (5/8 REBAR);

SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE SOUTH 11 DEGREES 11 MINUTES 57 SECONDS WEST 153.27 FEET TO AN IRON PIN SET;

THENCE NORTH 70 DEGREES 17 MINUTES 55 SECONDS WEST 143.05 FEET TO AN IRON PIN SET;

THENCE NORTH 27 DEGREES 27 MINUTES 53 SECONDS WEST 58.68 FEET TO AN IRON PIN SET;

THENCE NORTH 67 DEGREES 11 MINUTES 32 SECONDS WEST 37.87 FEET TO A POINT;

THENCE NORTH 57 DEGREES 31 MINUTES 13 SECONDS WEST 57.90 FEET TO AN IRON PIN SET;

THENCE NORTH 01 DEGREES 20 MINUTES 10 SECONDS WEST 12.79 FEET TO A POINT IN THE CENTER OF COUNTY ROAD No. 258 (WEST ROAD);

THENCE WITH THE CENTER OF THE SAID ROAD THE NEXT 3 COURSES AND DISTANCES:

- 1) NORTH 88 DEGREES 39 MINUTES 50 SECONDS EAST 27.08 FEET TO A POINT;
- 2) NORTH 68 DEGREES 17 MINUTES 45 SECONDS EAST 24.32 FEET TO A POINT;
- 3) NORTH 55 DEGREES 36 MINUTES 03 SECONDS EAST 30.00 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD, SOUTH 80 DEGREES 06 MINUTES 35 SECONDS EAST 204.18 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN FOUND AT 31.21 FEET.

CONTAINING 0.654 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF COUNTY ROAD 358 (WEST ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

ALSO SUBJECT TO THE FOLLOWING INGRESS AND EGRESS EASEMENT:

BEING A PART OF THE SOUTHEAST QUARTER SECTION 17, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

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COMMENCING AT THE EXISTING STONE AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF SECTION 17;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, SOUTH 03 DEGREES 16 MINUTES 55 SECONDS WEST 812.54 FEET TO AN EXISTING STONE AT THE NORTHWEST CORNER OF THE 110 ACRE TRACT DESCRIBED IN DEED VOLUME 775, PAGE 146 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE ALONG THE WEST LINE OF THE 110 ACRE TRACT, SOUTH 03 DEGREES 09 MINUTES 09 SECONDS WEST 257.36 FEET TO AN EXISTING IRON PIN (5/8 REBAR);

THENCE LEAVING THE SAID WEST LINE, NORTH 86 DEGREES 57 MINUTES 33 SECONDS WEST 967.92 FEET TO AN IRON PIN,

THENCE ALONG THE EAST LINE 0.987 ACRE TRACT, SOUTH 14 DEGREES 34 MINUTES 20 SECONDS WEST 136.72 FEET TO AN EXISTING IRON PIN (5/8 REBAR);

THENCE ALONG THE EAST LINE 0.987 ACRE TRACT, SOUTH 11 DEGREES 24 MINUTES 00 SECONDS WEST 122.20 FEET TO AN EXISTING IRON PIN (5/8 REBAR);

THENCE ALONG THE SOUTH LINE 0.987 ACRE TRACT, NORTH 80 DEGREES 06 MINUTES 35 SECONDS WEST 8.69 FEET TO AN IRON PIN SET (5/8 REBAR);

THENCE NORTH 80 DEGREES 06 MINUTES 35 SECONDS WEST 204.18 FEET TO A POINT IN THE CENTER OF COUNTY ROAD No. 258 (WEST ROAD)

THENCE ALONG THE CENTER OF SAID WEST ROAD SOUTH 55 DEGREES 36 MINUTES 03 SECONDS WEST 30.00 FEET TO A POINT;

THENCE ALONG THE CENTER OF SAID WEST ROAD SOUTH 68 DEGREES 17 MINUTES 45 SECONDS WEST 18.32 FEET TO THE PLACE OF BEGINNING OF THE INGRESS AND EGRESS EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE SOUTH 21 DEGREES 40 MINUTES 44 SECONDS EAST 21.54 FEET TO A POINT;

THENCE SOUTH 43 DEGREES 03 MINUTES 28 SECONDS EAST 21.91 FEET TO A POINT

THENCE SOUTH 74 DEGREES 56 MINUTES 24 SECONDS EAST 25.79 FEET TO A POINT;

THENCE SOUTH 10 DEGREES 50 MINUTES 37 SECONDS EAST 19.02 FEET TO A POINT;

THENCE NORTH 67 DEGREES 11 MINUTES 32 SECONDS WEST 37.87 FEET TO A POINT;

THENCE NORTH 57 DEGREES 31 MINUTES 13 SECONDS WEST 57.90 FEET TO AN IRON PIN SET;

THENCE NORTH 01 DEGREES 20 MINUTES 10 SECONDS WEST 12.79 FEET TO A POINT, SAID POINT BEING THE CENTERLINE OF SAID WEST ROAD,

THENCE WITH THE CENTER OF SAID WEST ROAD NORTH 88 DEGREES 39 MINUTES 50 SECONDS EAST 27.08 FEET TO A POINT;

THENCE WITH THE CENTER OF SAID WEST ROAD NORTH 68 DEGREES 17 MINUTES 45 SECONDS EAST 6.00 FEET TO THE PLACE OF BEGINNING OF THIS EASEMENT;

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 ASSUMED BEARING OF EAST ON THE NORTH LINE OF LOT 31.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 20th DAY OF JANUARY 2000.

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

DESCRIPTION APPROVED
FOR RECORDING
BY *[Signature]*
2-3-2000

SURVEY FOR JANET BROCKWELL

AUDITORS PARCEL NUMBER
56-56-70-17-14 001 (PART)

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2, RANGE 6,
OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY,
OHIO.

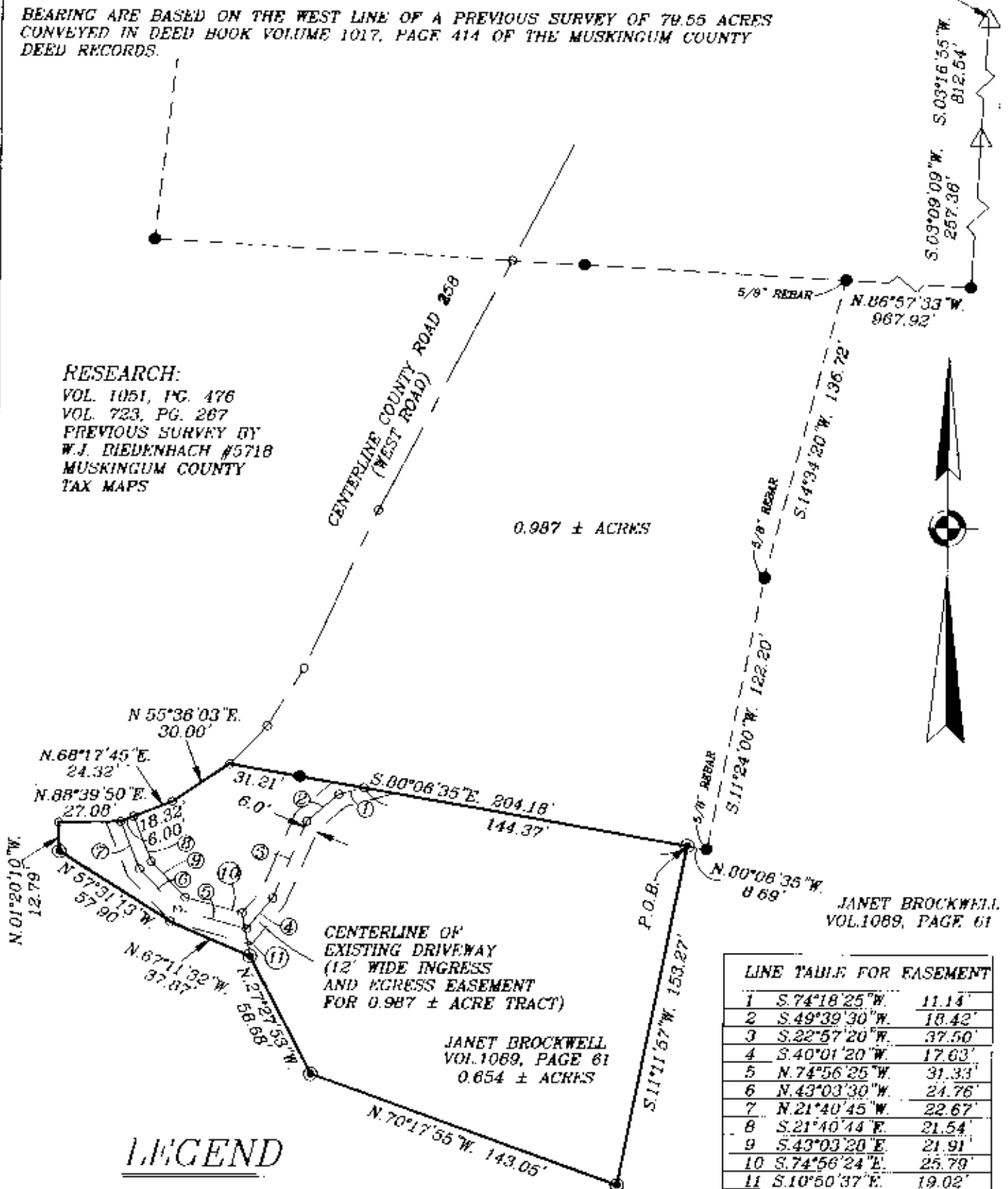
NORTHEAST CORNER
SOUTHEAST QUARTER
OF SECTION 17

BEARINGS ARE BASED ON THE WEST LINE OF A PREVIOUS SURVEY OF 79.55 ACRES
CONVEYED IN DEED BOOK VOLUME 1017, PAGE 414 OF THE MUSKINGUM COUNTY
DEED RECORDS.

RESEARCH:

VOL. 1051, PG. 476
VOL. 723, PG. 267
PREVIOUS SURVEY BY
W.J. DIEDENBACH #5718
MUSKINGUM COUNTY
TAX MAPS

0.987 ± ACRES



CENTERLINE OF
EXISTING DRIVEWAY
(12' WIDE INGRESS
AND EGRESS EASEMENT
FOR 0.987 ± ACRE TRACT)

JANET BROCKWELL
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0.654 ± ACRES

JANET BROCKWELL
VOL. 1089, PAGE 61

LINE TABLE FOR EASEMENT

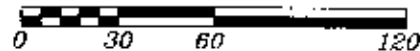
LINE	BEARING	DISTANCE
1	S. 74° 18' 25" W.	11.14'
2	S. 49° 39' 30" W.	18.42'
3	S. 22° 57' 20" W.	37.50'
4	S. 40° 01' 20" W.	17.63'
5	N. 74° 56' 25" W.	31.33'
6	N. 43° 03' 30" W.	24.76'
7	N. 21° 40' 45" W.	22.67'
8	S. 21° 40' 44" E.	21.54'
9	S. 43° 03' 20" E.	21.91'
10	S. 74° 56' 24" E.	25.79'
11	S. 10° 50' 37" E.	19.02'

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ANGLE POINTS
- △ EXISTING STONE

DESCRIPTION APPROVED
FOR AUDITORS RECORD
BY *[Signature]*
2-3-2000

SCALE 1" = 60'



I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 7th DAY OF MARCH, 2000.

OFFICE COPY
NOT RECORDABLE

W.J. DIEDENBACH
REGISTERED SURVEYOR #5718

W.J. DIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY: AJS	DATE: 01-07-00
SCALE: 1" = 60'	CHECKED BY: WJB
JOB NO: 4452	DRAWING NO: D:\4452\4452