

60-40-20-08-001
5375 MAST RD

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

DESCRIPTION FOR CONVEYANCE
FRED M. DIETZ
PARCEL NUMBER 60-60-40-20-08-000 (PART)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 13, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER; THENCE SOUTH 85 DEGREES 20 MINUTES 40 SECONDS EAST 943.25 FEET ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER TO A POINT IN THE CENTER OF TOWNSHIP ROAD 450 (MAST ROAD); THENCE SOUTH 23 DEGREES 57 MINUTES 17 SECONDS EAST 1016.96 FEET TO A POINT IN THE SAID ROAD; THENCE LEAVING THE SAID ROAD SOUTH 51 DEGREES 06 MINUTES 00 SECONDS WEST 36.82 FEET TO A POINT ON THE NORTHERLY LINE OF A 8.083 MORE OR LESS ACRE TRACT CONVEYED TO K. AND P. BATES BY DEED RECORDED IN VOLUME 860, PAGE 142 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE WITH THE SAID NORTHERLY LINE OF THE BATES TRACT SOUTH 57 DEGREES 30 MINUTES 00 SECONDS EAST 310.20 FEET TO A POINT IN THE ABOVE MENTIONED MAST ROAD; THENCE CONTINUING WITH THE SAID NORTHERLY LINE OF THE BATES TRACT SOUTH 31 DEGREES 00 MINUTES 00 SECONDS EAST 48.83 FEET TO AN IRON PIN SET IN THE SAID MAST ROAD, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE LEAVING THE SAID BATES PROPERTY LINE NORTH 72 DEGREES 24 MINUTES 00 SECONDS EAST 299.19 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 52.49 FEET; THENCE SOUTH 74 DEGREES 12 MINUTES 00 SECONDS EAST 345.31 FEET TO A POINT ON THE SOUTHERLY LINE OF COUNTY ROAD 44 (SALT CREEK DRIVE), PASSING AN IRON PIN SET AT 285.66 FEET; THENCE SOUTH 71 DEGREES 17 MINUTES 13 SECONDS WEST 16.42 FEET ALONG THE SAID SOUTHERLY LINE OF COUNTY ROAD 44 TO AN EXISTING IRON PIN (3/4 INCH ID PIPE); THENCE SOUTH 52 DEGREES 36 MINUTES 18 SECONDS WEST 269.98 FEET TO AN EXISTING RAIL ROAD SPIKE AT THE INTERSECTION OF THE CENTER OF SAID COUNTY ROAD 44 AND THE CENTER OF TOWNSHIP ROAD 450 (MAST ROAD); THENCE NORTH 76 DEGREES 15 MINUTES 34 SECONDS WEST 229.03 FEET, ALONG THE NORTHERLY LINE OF A TRACT CONVEYED TO D. J. AND M. J. JANICKI BY DEED RECORDED IN VOLUME 883, PAGE 57 OF THE SAID COUNTY RECORDS, TO AN EXISTING IRON PIN (3/4 INCH REBAR) AT THE EASTERLY MOST POINT OF THE ABOVE MENTIONED BATES TRACT; THENCE WITH THE NORTHERLY LINE OF THE BATES TRACT NORTH 84 DEGREES 56 MINUTES 08 SECONDS WEST 99.46 FEET TO AN IRON PIN SET IN SAID MAST ROAD; THENCE CONTINUING WITH THE SAID BATES PROPERTY LINE NORTH 31 DEGREES 00 MINUTES 00 SECONDS WEST 127.87 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.163 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF TOWNSHIP ROAD 450 AND COUNTY ROAD 44 AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS MARKED "BIEDENBACH/5718-6923".

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 8.083 MORE OR LESS ACRES CONVEYED TO K. AND P. BATES AND PERFORMED BY W. J. BIEDENBACH, REGISTERED SURVEYOR #5718 IN SEPTEMBER 1984.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 27TH DAY OF JULY 1989.

W. J. Biedenbach
OFFICE COPY
NOT RECORDABLE
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718



D3045 DIETZ

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *J. L. Nambel*
7-13-89

Northwest Corner of the Northwest Quarter of Section 20

S.85°20'40"E. 943.25'

S.23°57'17"E. 1016.96'

S.51°06'00"W. 36.82'

S.59°30'00"E. 310.20'

S.31°00'00"E. 48.83'

52.49'

N.31°00'00"W. 127.87'

N.72°24'00"E. 246.70'

299.19'

S.74°12'00"E. 285.66'

345.31'

59.65'

S.71°17'13"W. 16.42'

Fred M. Dietz
Vol. 658, Pg.321

Research
Vol. 860 Pg. 142
Vol. 658 Pg. 321
Vol. 883 Pg. 57
Muskingum County Tax Map

Fred M. Dietz
Vol. 658, Pg.321

2,163± Acres
Par. N° 60-60-40-20-08-000 (part)

Bearings are based on the previous survey of B.OB3: Acres conveyed to K. and P. Bates and performed by W. J. Biedenbach, Reg. Surveyor # 5718 in September 1981.

Being a part of the Northwest Quarter of Section 20, Township 13, Range 12, of the Congress Lands East of the Scioto River, Salt Creek Township, Muskingum County, Ohio.

K. & P. Bates
Vol. 860, Pg.142

Approx. & Co. Rd. 44
(Salt Creek Drive)

269.98'

S.52°36'18"W.

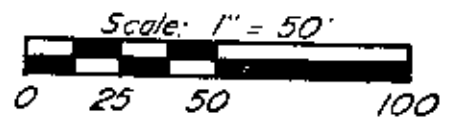
N.84°56'08"W. 99.46'

3/4" rebar

N.76°15'34"W. 229.03'

Approx. & Twp. Rd. 450
(Mast Road)

D. J. Janicki
Vol. 883, Pg.57



- ▽ Existing Railroad Spike
- Existing Iron Pin (1/4" pipe)
- ⊙ Iron Pin Set (5/8" x 30" rebar w/ plastic id. cap)

Drawn by: SDD	Date: 7-10-89
Scale: 1" = 50'	Checked by: SD
Job N°: 3045	F. Dietz

W. J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(614) 453-9850

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY D. J. Janicki
7-13-89

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as prepared by me, this 10th day of July 1989.

W. J. Biedenbach
W. J. Biedenbach
Reg. Surveyor #5718

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NOT RECORDABLE

