

# W. J. Biedenbach & Associates

3120 Lisa Lane  
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Surveying and Mapping

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Being a part of a 1.955 more or less acre tract conveyed to Edward and Margie Mae Lewellen as recorded in Deed Book Volume 543 page 79 of the Muskingum County Deed records, situated in the Southwest Quarter of Section 3, Township 16, Range 14 of the Congress Lands East of the Scioto River, Springfield Township, Muskingum County, Ohio and being further described as follows:

Commencing at the Northwest corner of section 3;

Thence South 1 degree 11 minutes 22 seconds East 1558.92 feet (by deed) along the west line of section 3 to a point;

Thence North 88 degrees 48 minutes 38 seconds East 1069.20 feet (by deed) to a wood post, said point being the northwest corner of a 40 acre tract conveyed to Norman J. Bost as recorded in Deed Book Volume 562 page 89 of the Muskingum County Deed Records;

Thence North 88 degrees 48 minutes 38 seconds East 1202.69 feet to the Northeast corner of said Bost tract;

Thence South 00 degrees 22 minutes 44 feet East 1476.17 feet along the east line of the said Bost tract to the point marked by the existing iron pin at the Northeast corner of a 0.861 more or less acre tract conveyed to J. Bradley and P. Ballard as recorded in Deed Book Volume 791 page 184 of the Muskingum County Deed Records;

Thence North 83 degrees 31 minutes 24 seconds West 301.20 feet along the north line of the said 0.865 more or less acre tract conveyed by the administration of Veteran Affairs as recorded in Deed Book Volume 845 page 199 to a point marked by an existing iron pin at the Northwest Corner of the said 0.865 more or less acre tract;

Thence South 10 degrees 03 minutes 40 seconds West 222.31 feet along the West line of the said 0.865 more or less acre tract to a point in the center of the County Road number 34 (Ridge Road), passing a point marked by an existing iron pin (5/8 inch rebar) at 197.31 feet;

Thence North 73 degrees 26 minutes 00 seconds West 221.49 feet along the said center of County Road number 34 to a point, said point being the place of beginning of this tract;

Thence South 09 degrees 39 minutes 01 seconds West 24.15 feet to a point marked by an existing iron pin (3/4 inch rod);

Thence continuing South 09 degrees 39 minutes 01 seconds West 370.87 feet to a point, said point being South 89 degrees 23 minutes 44 seconds West 283.8 feet from a point marked by an existing iron pin (5/8 inch rebar) at the South West Corner of a tract conveyed to H. and N. Phillips as recorded in Deed Book Volume 788 page 267 of the Muskingum County Deed Records, said point also being North 02 degrees 57 minutes 39 seconds West 0.12 feet from a point marked by an iron pin set (3/4 inch i.d. x 30 inches long iron pipe);

Thence South 89 degrees 23 minutes 44 seconds West 156.33 feet to a point marked by an iron pin set (3/4 inch i.d. x 30 inches long iron pipe);

Thence North 09 degrees 39 minutes 01 second East 445.95 feet to a point in the center of County Road number 34, passing a point by an existing iron pin (1 1/4 inch i.d. pipe) at 396.50 feet;

Thence South 71 degrees 28 minutes 40 seconds East 129.13 feet to a point in the said center of County Road number 34;

Thence South 73 degrees 26 minutes 00 seconds East 26.44 feet to place of beginning.

Containing 1.484 more or less acres, subject to all legal road right-of-ways of County Road number 34. Also subject to an ingress and egress easement on an existing driveway along the north end of the above described tract.

Bearings are based on the previous surveys of tracts as recorded in Deed Book Volume 834 page 290, volume 845 page 199 and Volume 791 page 184 of the Muskingum County Deed Records.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE LEGAL DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 14th DAY OF June 1999.

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

Revised-6-14-99  
See job 1441



6262-10-02-10-001

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY WJB  
6-15-99