

Eng. Copy 1-20-84

62-10-02-10 001 PS

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 South west Quarter of [redacted] Township 16, Range 14 of the Congress Lands East of the Scioto River, [redacted] Township, Muskingum County, Ohio and being further described as follows:

Commencing at a point marked by an existing stone at the center of Section 3; thence South 88 degrees 13 minutes 01 second West 509.11 feet to a point marked by an existing iron pin, said point being the North East 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 South 00 degrees 22 minutes 44 seconds East 1476.17 feet along the East line of the said Bost tract to a point marked by an existing iron pin at the North East 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 0.861 more or less acre tract and a 0.865 more or less acre tract conveyed to 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 North West 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 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 second 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 second West 370.87 feet to a point, said point being South 89 degrees 23 minutes 44 seconds West 283.38 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 existing iron pin (1 1/4 inch i.d. 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 marked by an existing iron pin (1 1/4 inch i.d. pipe); 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 the 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 the above description to be correct as prepared by me this [redacted] day of January 1984.

W. J. Biedenbach

W. J. BIEDENBACH
REG. SURVEYOR #5718



K. Pride
1441-1-84

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Bearings are based on the previous surveys of tracts as recorded in Vol. 834 Pg. 290, Vol. 845 Pg. 199 & Vol. 791 Pg. 184.

- ~ Existing Iron Pin
- ⊙ ~ Iron Pin Set (3/4" id x 30" long iron pipe)

Citation of Pertinent Documents:

- Deed- Vol. 543 Pg. 79
- Deed- Vol. 531 Pg. 274
- Deed- Vol. 788 Pg. 267
- Deed- Vol. 434 Pg. 265
- Deed- Vol. 834 Pg. 290
- Deed- Vol. 845 Pg. 199
- Deed- Vol. 873 Pg. 58
- Musk. Co. Tax Map

5.88°13'01"W
509.11'

Center of Section 3

500' 20" 24.6' E
1476.17'

B. M. Beckley
Vol. 682 Pg. 308



J. & D. Bolyard
Vol. 834 Pg. 290

N. J. Bost
Vol. 562 Pg. 89

Centerline of Co. Rd #34 (Ridge Rd.)

5.71°28'40"E 129.13'

5.73°26'00"E 26.44'

N. 75°26'00"W 221.49'

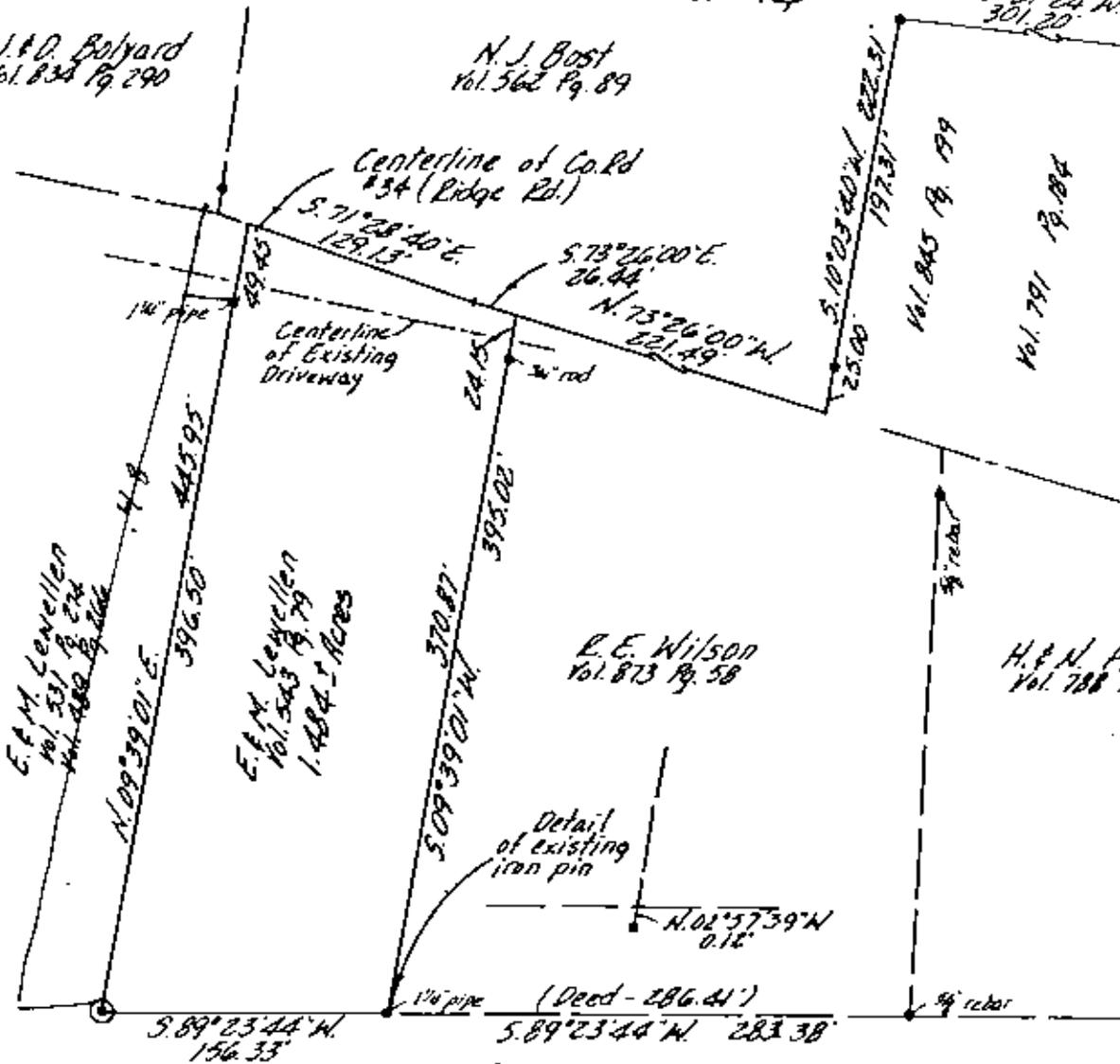
Centerline of Existing Driveway

E. & M. Lewellen
Vol. 531 Pg. 274
Vol. 480 Pg. 266

E. & M. Lewellen
Vol. 543 Pg. 79
1.484 ± Acres

E. E. Wilson
Vol. 873 Pg. 58

H. & N. Phillips
Vol. 788 Pg. 267



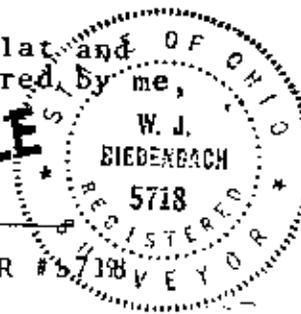
199.99

200.0
- 159.5

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 South West Quarter of section 3, Township 16, Range 14, of the Congress, Lands East of the Scioto River, Springfield Township, Muskingum County, Ohio.

I hereby certify the above plat and OF OHIO survey to be correct prepared by me, this 17th day of January, 1984.

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W. J. BIEDENBACH, REG. SURVEYOR #5718

W. J. BIEDENBACH & ASSOC.
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(614) 453-4850

Drawn by: LBN Date: 1-17-84

Scale: 1"=100' Checked by: LBN