

## W. J. Biedenbach &amp; Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

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OXFORD OIL COMPANY  
VOLUME 961 PAGE 157  
AUDITOR'S PARCEL NUMBER 66-66-01-05-05-000 (PART)  
TRACT 4

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (3/4 INCH ROD) AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5; THENCE SOUTH 86 DEGREES 00 MINUTES 23 SECONDS EAST 932.04 FEET TO A POINT IN THE CENTER OF PIDCOCK ROAD (TOWNSHIP ROAD 440), PASSING AN EXISTING IRON PIN AT 900.00 FEET;

THENCE SOUTH 85 DEGREES 37 MINUTES 16 SECONDS EAST 945.70 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING AN IRON PIN SET AT 30.00 FEET;

THENCE SOUTH 85 DEGREES 37 MINUTES 16 SECONDS EAST 260.08 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 03 DEGREES 27 MINUTES 36 SECONDS WEST 835.97 FEET TO A POINT, PASSING EXISTING IRON PINS AT 68.75 FEET AND 825.17 FEET;

THENCE NORTH 86 DEGREES 19 MINUTES 14 SECONDS WEST A DISTANCE OF 260.25 FEET TO A POINT;

THENCE NORTH 03 DEGREES 28 MINUTES 25 SECONDS EAST 839.14 FEET TO THE PLACE OF BEGINNING, PASSING IRON PINS SET AT 30.00 FEET, 405.09 FEET, AND 645.45 FEET.

CONTAINING 5.002 ACRES MORE OR LESS SUBJECT TO ALL APPLICABLE EASEMENTS, INCLUDING A 20 FOOT WIDE INGRESS, EGRESS, AND UTILITY EASEMENT ALONG THE NORTH SIDE OF THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY ALB  
3-5-98

# W. J. Biedenbach & Associates

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## ALSO THE FOLLOWING INGRESS, EGRESS, AND UTILITY EASEMENT

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (3/4 INCH ROD) AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5; THENCE SOUTH 86 DEGREES 00 MINUTES 23 SECONDS EAST 932.04 FEET TO A POINT IN THE CENTER OF PIDCOCK ROAD (TOWNSHIP ROAD 440), PASSING AN EXISTING IRON PIN AT 900.00 FEET;

THENCE SOUTH 85 DEGREES 37 MINUTES 16 SECONDS EAST 945.70 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 30.00 FEET;

THENCE SOUTH 03 DEGREES 28 MINUTES 25 SECONDS WEST 819.14 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT, PASSING IRON PINS SET AT 223.69 FEET, 464.05 FEET, AND 809.14 FEET;

THENCE CONTINUING SOUTH 03 DEGREES 28 MINUTES 25 SECONDS WEST 20.00 FEET TO A POINT;

THENCE SOUTH 86 DEGREES 19 MINUTES 14 SECONDS EAST 260.25 FEET TO A POINT, SAID POINT BEING SOUTH 03 DEGREES 27 MINUTES 36 SECONDS WEST 10.80 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 03 DEGREES 27 MINUTES 36 SECONDS WEST 20.00 FEET TO A POINT;

THENCE NORTH 86 DEGREES 19 MINUTES 14 SECONDS WEST 541.31 FEET TO A POINT;

THENCE NORTH 87 DEGREES 05 SECONDS 03 MINUTES WEST 294.99 FEET TO A POINT;

THENCE NORTH 87 DEGREES 34 MINUTES 13 SECONDS WEST 157.70 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 440 (PIDCOCK ROAD);

THENCE WITH THE SAID ROAD NORTH 43 DEGREES 08 MINUTES 56 SECONDS WEST 28.57 FEET TO AN IRON PIN SET;

THENCE CONTINUING WITH THE SAID ROAD NORTH 36 DEGREES 39 MINUTES 52 SECONDS WEST 25.77 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD SOUTH 87 DEGREES 34 MINUTES 13 SECONDS EAST 194.53 FEET TO A POINT;

THENCE SOUTH 87 DEGREES 05 MINUTES 03 SECONDS EAST 295.42 FEET TO A POINT;

THENCE SOUTH 86 DEGREES 19 MINUTES 14 SECONDS EAST 281.18 FEET TO THE PLACE OF BEGINNING.

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 PREVIOUS SURVEY OF 104.377 MORE OR LESS ACRES CONVEYED TO WAYNE DAILEY BY DEED VOLUME 989, PAGE 384 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 25<sup>TH</sup> DAY OF AUGUST 1997.

**OFFICE COPY  
NOT RECORDABLE**

W. J. BIEDENBACH  
REGISTERED SURVEYOR

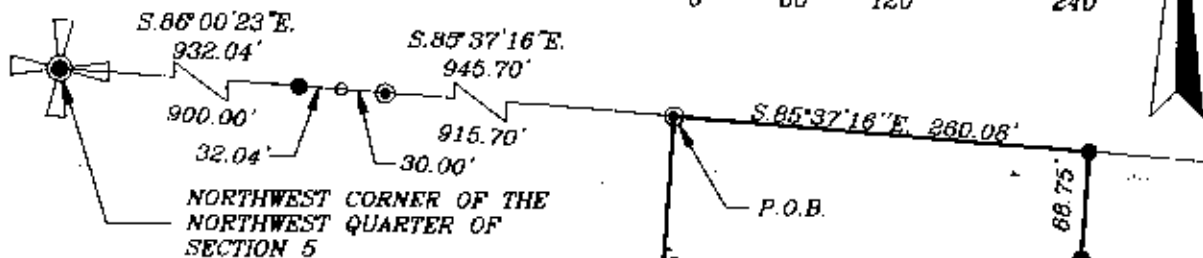
# SURVEY OF TRACT 04 FOR JACK CLAXTON

AUDITORS PARCEL NUMBER  
66-66-01-05-05-000 (PART)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 5,  
TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS,  
UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 104.377 ± ACRES  
CONVEYED TO WAYNE DAILEY BY VOL. 989, PG. 384 OF THE MUSKINGUM  
COUNTY DEED RECORDS

SCALE 1"=120'  
0 60 120 240



## LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAP)
- ANGLE POINTS
- ⊕ QUARTER CORNER

## RESEARCH:

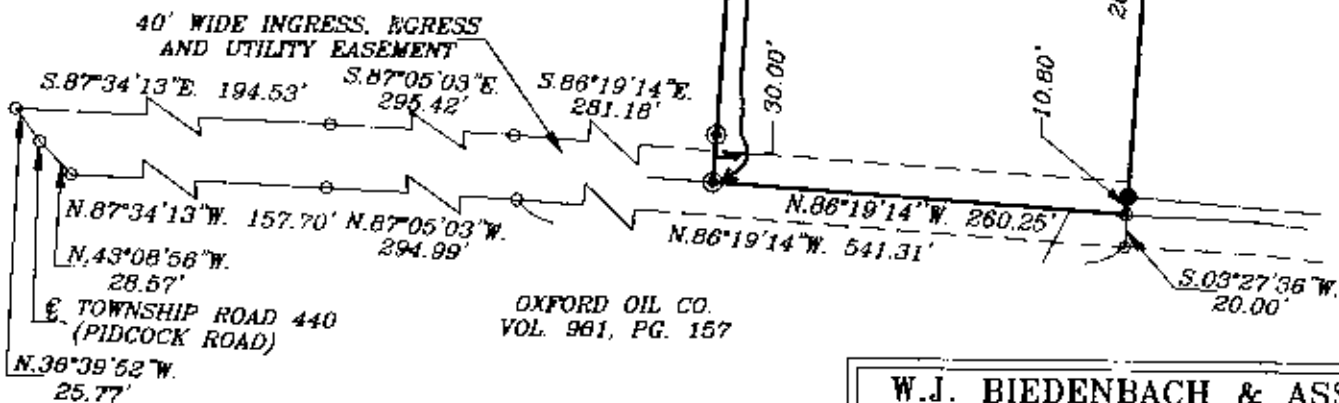
VOL. 989, PG. 384  
VOL. 570, PG. 384  
VOL. 961, PG. 158  
MUSKINGUM CO. TAX MAP

OXFORD OIL CO.  
VOL. 961, PG. 157

OXFORD OIL CO.  
VOL. 961, PG. 157  
TRACT 4  
5.002 ± ACRES

M. AGIN  
VOL. 1039, PG. 405

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY [Signature]  
3-5-98



OXFORD OIL CO.  
VOL. 961, PG. 157

W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(614) 453-4850

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 15th DAY OF AUGUST, 1997.

W.J. BIEDENBACH  
REGISTERED SURVEYOR

DRAWN BY: AJS	DATE: 08-25-97
SCALE: 1"=120'	CHECKED BY: WJB
JOB NO: 4186	DRAWING NO: D:\4186\CX_04