

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

70-88-04-10-012

R. RUSSELL
PARCEL NUMBER 71-70-88-04-10-000 (PART)

BEING A PART OF THE SOUTHEAST QUARTER OF QUARTER TOWNSHIP 4,
TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS,
WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER
DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF
LOT NUMBER 14 OF KIMBERLY HILLS SUBDIVISION AS RECORDED IN
PLAT BOOK 14, PAGE 9 OF THE MUSKINGUM COUNTY PLAT RECORDS;
THENCE NORTH 01 DEGREES 56 MINUTES 43 SECONDS EAST 180.10
FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE
NORTHEAST CORNER OF A TRACT CONVEYED TO R. BRONKAR BY DEED
RECORDED IN VOLUME 953, PAGE 62 OF THE MUSKINGUM COUNTY DEED
RECORDS, SAID POINT BEING THE PLACE OF BEGINNING OF THE
TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE WITH THE NORTH
LINE OF SAID TRACT AND THE NORTH LINE OF LOUISE DRIVE NORTH
88 DEGREES 19 MINUTES 31 SECONDS WEST 311.40 FEET TO AN
EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON
PIN (5/8 INCH REBAR) AT 261.40 FEET; THENCE WITH THE EAST
LINE OF A TRACT CONVEYED TO THE DIRECTOR OF DEVELOPMENT OF
THE STATE OF OHIO BY DEED RECORDED IN VOLUME 1056, PAGE 483
OF THE SAID COUNTY RECORDS, NORTH 01 DEGREES 45 MINUTES 01
SECONDS EAST 631.48 FEET TO AN EXISTING IRON PIN (5/8 INCH
REBAR) ON THE SOUTH LINE OF A TRACT CONVEYED TO FED ONE OF
DAYTON BY DEED RECORDED IN VOLUME 1055, PAGE 57 OF THE SAID
COUNTY RECORDS; THENCE WITH THE SAID SOUTH LINE, NORTH 68
DEGREES 59 MINUTES 08 SECONDS EAST 341.25 FEET TO AN EXISTING
IRON PIN (5/8 INCH REBAR) ON THE WEST LINE OF A TRACT
CONVEYED TO K. AND E. TAYLOR BY DEED RECORDED IN VOLUME 1082,
PAGE 291 OF THE SAID COUNTY RECORDS; THENCE WITH THE SAID
WEST LINE, SOUTH 01 DEGREE 59 MINUTES 44 SECONDS WEST 763.12
FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.008 MORE OR LESS ACRES. SUBJECT TO ALL
APPLICABLE EASEMENTS

BEARINGS ARE BASED ON THE WEST LINE OF WHEELING HEIGHTS
SUBDIVISION (PLAT BOOK 14, PAGE 110).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE
SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS
6TH DAY OF JULY 1995, FROM A PREVIOUS SURVEY COMPLETED BY ME
AND DATED THE 23RD DAY OF AUGUST 1991.

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

D3893-7 R. RUSSELL



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY WJB
7-29-95

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 JULY, 1995, FROM A SURVEY
COMPLETED BY ME ON THE 23rd DAY OF
AUGUST 1991.

W. J. Biedenbach
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

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

DRAWN BY: MDN	DATE: 7-06-95
SCALE: 1"=150'	CHECKED BY: WJB

Plot date: 07/06/95 at 10:31
File name: C:/ACAD12/DWG/3893

LEGEND

- IRON PIN FOUND (5/8" REBAR)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)

RESEARCH:

VOL. 1007, PG. 133
 VOL. 1017, PG. 247
 VOL. 859, PG. 59
 VOL. 953, PG. 62
 VOL. 1039, PG. 394
 VOL. 1055, PG. 57
 PB 14, PG. 9
 PB 14, PG. 110
 MUSKINGUM CO TAX MAPS

BEARINGS ARE BASED ON THE WEST LINE OF WHEELING HEIGHTS SUBD. (PB. 14, PG. 110)

FED ONE OF DAYTON
 VOL. 1055, PG. 57



DIRECTOR OF DEVELOPMENT
 STATE OF OHIO
 VOL. 1056, PG. 483

N.01°45'01"E. 631.48'

N.68°59'08"E. 341.25'

ROBERT RUSSELL
 VOL. 1007, PG. 240
 5.008 ± ACRES

S.01°59'44"W. 763.12'

K. & E. TAYLOR
 VOL. 1082, PG. 291

AUDITORS PAR. NO.
 71-70-88-04-10-000 (PART)

ROAD EASEMENT (20'x40')
 PB. FILE 1, NO. 52B

50.00' 261.40'

N.88°19'31"W.
 311.40'
 R. BRONKAR
 VOL. 953, PG. 62

M. HALE
 VOL. 1039, PG. 394

N.01°56'43"E.
 180.10'

DESCRIPTION APPROVED
 FOR AUDITORS TRANSFER

BY [Signature]
 7-24-95

LOUISE DRIVE 50'

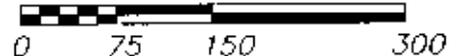
5

NORTHWEST CORNER
 OF LOT 14 OF
 KIMBERLY HILLS SUBD.
 P.B. 14, PG. 9

WHEELING HEIGHTS SUBDIVISION
 P.B. 14, PG. 110

BEING A PART OF THE SOUTHEAST QUARTER
 OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7,
 OF THE UNITED STATES MILITARY LANDS, WASHINGTON
 TOWNSHIP, MUSKINGUM COUNTY, OHIO.

SCALE 1"=150'



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 JULY, 1995, FROM A SURVEY
 COMPLETED BY ME ON THE 23rd DAY OF
 AUGUST 1991.

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

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 SURVEYING & MAPPING
 ZANESVILLE, OHIO
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