

W. J. Biedenbach & Associates

Surveying and Mapping

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2465 PLEASANT GROVE RD

VIRGIL R. AND IVA L. GRAHAM
AUDITOR'S PARCEL NUMBER
71-70-90-05-14-000 (ALL)

BEING A PART OF LOT 10 OF THE JOHN C. HOWARD SUBDIVISION AS RECORDED IN DEED BOOK 9, PAGE 374 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE 4th QUARTER OF TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID QUARTER TOWNSHIP 4;

THENCE NORTH 02 DEGREES 32 MINUTES 28 SECONDS EAST 2162.87 FEET (BY DEED) TO A POINT AT THE NORTHEAST CORNER OF LOT 13 OF EASTLAND ACRES (PLAT BOOK 10, PAGE 13);

THENCE SOUTH 88 DEGREES 31 MINUTES 48 SECONDS EAST 359.23 FEET (BY DEED) TO A POINT AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO ELMER GLOSSER BY DEED RECORDED IN VOLUME 1018, PAGE 171 OF THE SAID COUNTY RECORDS;

THENCE SOUTH 88 DEGREES 57 MINUTES 18 SECONDS EAST 247.36 FEET (BY DEED) TO A POINT IN THE CENTER OF COUNTY ROAD 5 (SOUTH PLEASANT GROVE ROAD), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 240.36 FEET,

THENCE WITH THE SAID ROAD, SOUTH 06 DEGREES 10 MINUTES 20 SECONDS WEST 13.99 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID ROAD AND WITH THE SOUTH LINE OF A TRACT CONVEYED TO GARY AND CAROL GRAHAM BY DEED RECORDED IN VOLUME 309, PAGE 39 OF THE SAID COUNTY RECORDS, NORTH 87 DEGREES 25 MINUTES 10 SECONDS EAST 379.18 FEET TO AN EXISTING IRON PIN (3/8 INCH REBAR), PASSING AN IRON PIN SET AT 23.00 FEET AND AN EXISTING IRON PIN (3/8 INCH REBAR) AT 236.66 FEET;

THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO SYLVESTER BURKHART BY DEED RECORDED IN VOLUME 321, PAGE 341 OF THE SAID COUNTY RECORDS, SOUTH 01 DEGREES 46 MINUTES 57 SECONDS WEST 45.07 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO MARION FRID, AND JOHN DELLEY BY DEED RECORDED IN VOLUME 995, PAGE 192 OF THE SAID COUNTY RECORDS, SOUTH 61 DEGREES 49 MINUTES 53 SECONDS WEST, PASSING AN IRON PIN SET AT 418.12 FEET, A TOTAL DISTANCE OF 438.12 FEET TO A POINT IN THE ABOVE SAID ROAD, SAID POINT BEING NORTH 08 DEGREES 10 MINUTES 20 SECONDS EAST 36.28 FEET FROM A CORNER OF THE 9.35 MORE OR LESS ACRES TRACT CONVEYED TO C. AND S. LUBURGH BY DEED RECORDED IN VOLUME 1116, PAGE 231 OF THE SAID COUNTY RECORDS;

THENCE WITH THE SAID ROAD, NORTH 08 DEGREES 10 MINUTES 20 SECONDS EAST 246.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.204 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF COUNTY ROAD 5 (SOUTH PLEASANT GROVE ROAD), AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

THE HEARINGS ARE BASED ON STATE PLANE GRID FROM A SUN OBSERVATION TRANSFERRED FROM A PREVIOUS SURVEY BY R. M. GRAVES (SURVEY DATED JUNE 21, 1986).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 17TH DAY OF MARCH, 1998.

OFFICE COPY
NOT RECORDABLE

W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

4284 GRAHAM.DOC

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY: *[Signature]*

3-18-98

4/1/98

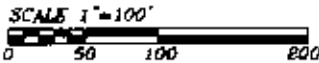
[Signature]

SURVEY FOR VIRGIL GRAHAM

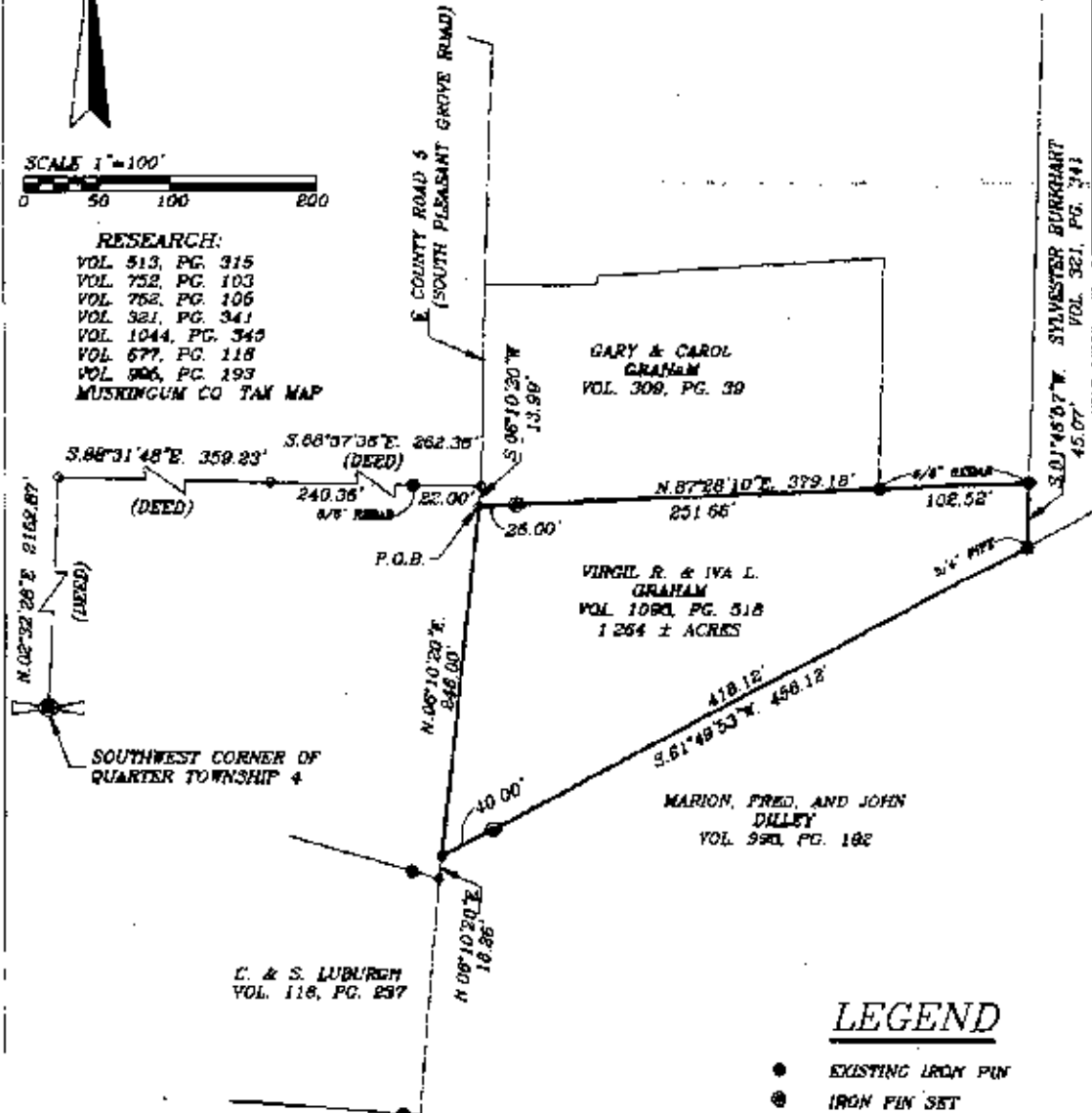
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RESEARCH:
VOL. 513, PG. 315
VOL. 752, PG. 103
VOL. 762, PG. 106
VOL. 321, PG. 341
VOL. 1044, PG. 343
VOL. 677, PG. 118
VOL. 906, PG. 193
MUSKINGUM CO TAX MAP



LEGEND

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

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY *AJS*
3-18-98

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE PLAT AND SURVEY TO BE RECORDED WAS PREPARED BY ME, THE SURVEYOR, ON THE DATE INDICATED THEREON.

**OFFICE COPY
NOT RECORDABLE**

W.J. BIEDENBACH
REGISTERED SURVEYOR #5719

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

DRAWN BY: AJS	DATE: 03-17-98
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 4284	DRAWING NO: D:\4284\4284

AJS