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

DESCRIPTION FOR CONVEYANCE

BEING A PART OF A 49.509 ACRE MORE OR LESS TRACT CONVEYED TO LEONA S. HIXON AS RECORDED IN DEED BOOK VOLUME 812 PAGE 35 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6; THENCE NORTH 86 DEGREES 18 MINUTES 39 SECONDS WEST 1166.34 FEET (BY DEED) ALONG THE SOUTH LINE OF SAID SECTION 6 TO A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH I.D. PIPE), SAID POINT BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO DONALD S. AND MARY B. CANTER AS RECORDED IN DEED BOOK VOLUME 672 PAGE 155 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE CONTINUING NORTH 86 DEGREES 18 MINUTES 39 SECONDS WEST 228.95 FEET ALONG THE SAID SOUTH LINE OF SECTION 6 TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE CONVEYED; THENCE CONTINUING NORTH 86 DEGREES 18 MINUTES 39 SECONDS WEST 446.47 FEET ALONG THE SAID SOUTH LINE OF SECTION 6 TO A POINT MARKED BY AN EXISTING IRON PIN (3/8 INCH REBAR) IN THE CENTER OF COUNTY ROAD NUMBER 8 (FLINT RIDGE ROAD); THENCE NORTH 02 DEGREES 02 MINUTES 27 SECONDS EAST 134.91 FEET TO A POINT IN THE SAID CENTER OF COUNTY ROAD NUMBER 8; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 363.40 FEET (CHORD BEARING NORTH 03 DEGREES 21 MINUTES 17 SECONDS EAST 15.09 FEET) AN ARC DISTANCE OF 15.09 FEET TO A POINT IN THE SAID CENTER OF COUNTY ROAD NUMBER 8; THENCE LEAVING THE SAID ROAD SOUTH 86 DEGREES 15 MINUTES 25 SECONDS EAST 467.04 FEET ALONG THE SOUTH LINE OF A 7.536 ACRE MORE OR LESS TRACT CONVEYED IN DEED BOOK VOLUME 816 PAGE 28 OF THE MUSKINGUM COUNTY DEED RECORDS TO A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH I.D. PIPE), PASSING A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH I.D. PIPE) AT 25.00 FEET; THENCE SOUTH 10 DEGREES 01 MINUTE 29 SECONDS WEST 150.42 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.571 ACRES MORE OR LESS, SUBJECT TO THE EASEMENTS OF COUNTY ROAD NUMBER 8 (FLINT RIDGE ROAD).

BEARINGS ARE BASED ON THE DEED BEARING OF THE SOUTH LINE OF SECTION 6 (VOLUME 812 PAGE 35).

25-08-06-25-001

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NOT RECORDABLE**

SUBJECT TO A 30 FOOT INGRESS AND EGRESS EASEMENT

BEING A PART OF A 49.509 ACRE MORE OR LESS TRACT CONVEYED TO LEONA S. HIXON AS RECORDED IN DEED BOOK VOLUME 812 PAGE 35 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6; THENCE NORTH 86 DEGREES 18 MINUTES 39 SECONDS WEST 1166.34 FEET (BY DEED) ALONG THE SOUTH LINE OF SAID SECTION 6 TO A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH I.D.PIPE), SAID POINT BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO DONALD S. AND MARY B. CANTER AS RECORDED IN DEED BOOK VOLUME 672 PAGE 155 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE CONTINUING NORTH 86 DEGREES 18 MINUTES 39 SECONDS WEST 228.95 FEET ALONG THE SAID SOUTH LINE OF SECTION 6 TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR), SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE CONTINUING NORTH 86 DEGREES 18 MINUTES 39 SECONDS WEST 446.47 FEET ALONG THE SAID SOUTH LINE OF SECTION 6 TO A POINT MARKED BY AN EXISTING IRON PIN (3/8 INCH REBAR) IN THE CENTER OF COUNTY ROAD NUMBER 8 (FLINT RIDGE ROAD); THENCE NORTH 02 DEGREES 02 MINUTES 27 SECONDS EAST 30.01 FEET TO A POINT IN THE CENTER OF COUNTY ROAD NUMBER 8 (FLINT RIDGE ROAD); THENCE SOUTH 86 DEGREES 18 MINUTES 39 SECONDS EAST 450.66 FEET TO A POINT; THENCE SOUTH 10 DEGREES 01 MINUTES 29 SECONDS WEST 30.18 FEET TO THE PLACE OF BEGINNING.

I HEREBY CERTIFY THE ABOVE DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 22ND DAY OF JULY 1985.

OFFICE COPY
NOT RECORDABLE
W. J. BIEHLER
REG. SURVEYOR #512

D2220A
K.MCKENZIE

25-05-06-25-001

ADDRESS N/A

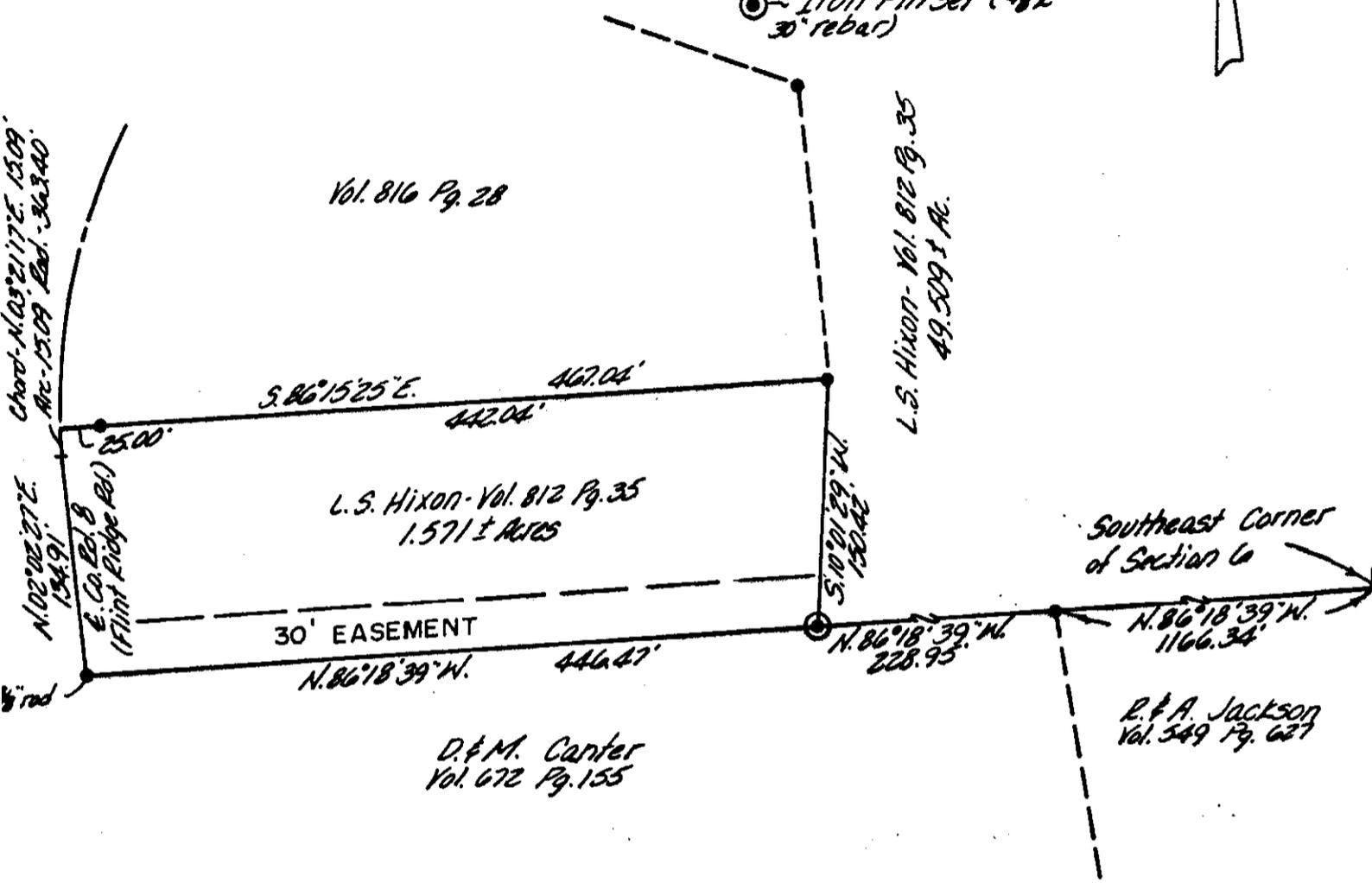
References:
Deed - Vol. 812 Pg. 35
Deed - Vol. 816 Pg. 28
Deed - Vol. 672 Pg. 155
Deed - Vol. 809 Pg. 134
Plat of previous survey
of 49.509 ± Ac. tract

Bearings are based on
the deed bearing of the
south line of Section 6
(D.B. Vol. 812 Pg. 35)



● ~ Existing Iron Pin
($\frac{3}{4}$ " i.d. pipe, unless otherwise
indicated)

⊙ ~ Iron Pin Set ($\frac{3}{8}$ "
30" rebar)



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I HEREBY CERTIFY THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 22ND DAY OF JULY 1985.

OFFICE COPY
NOT RECORDABLE



W. J. BIEDENBACH & ASSOC. Surveying & Mapping 3120 Lisa Ln. Zanesville, Ohio 43701 (614) 453-4850	
Drawn by: <i>MDV</i>	Date: 7-19-85
Scale: 1" = 100'	Checked by: <i>MDV</i>
Job No: 2220-7-85	<i>K.M. Kenzie</i>

PAR# 25-02169