

25-30-03-11-001

2055 NORTH HOPEWELL RD

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

DESCRIPTION FOR CONVEYANCE
JAY GRIMES
PARCEL NUMBER 25-25-30-03-11-000 (PART)

BEING A PART OF LOT NUMBER 22 OF QUARTER TOWNSHIP THREE,
TOWNSHIP ONE, RANGE NINE, OF THE UNITED STATES MILITARY
LANES, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING
FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 22, SAID
CORNER BEING IN THE CENTER OF TOWNSHIP ROAD 415; THENCE ALONG
THE EAST LINE OF LOT NUMBER 22 SOUTH 02 DEGREES 00 MINUTES 05
SECONDS EAST 409.24 FEET TO A POINT IN THE CENTER OF SAID
ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF A 1.125 MORE
OR LESS ACRE TRACT CONVEYED TO R. AND R. CARPENTER SAID POINT
ALSO BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN
INTENDED TO BE DESCRIBED; THENCE CONTINUING ALONG THE EAST
LINE OF LOT NUMBER 22 SOUTH 02 DEGREES 00 MINUTES 05 SECONDS
EAST 188.97 FEET TO A POINT IN THE CENTER OF SAID ROAD;
THENCE LEAVING SAID LOT LINE SOUTH 90 DEGREES 00 MINUTES 00
SECONDS WEST, PASSING AN IRON PIN SET AT 35.00 FEET, A TOTAL
DISTANCE OF 202.60 FEET TO AN IRON PIN SET; THENCE NORTH 04
DEGREES 45 MINUTES 11 SECONDS WEST 189.51 FEET TO AN IRON PIN
SET ON THE SOUTH LINE OF SAID 1.125 MORE OR LESS ACRE TRACT,
SAID IRON PIN BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS
EAST 43.51 FEET FROM AN EXISTING IRON PIN (1/2 INCH PIPE) AT
THE SOUTHWEST CORNER OF SAID 1.125 MORE OR LESS ACRE TRACT;
THENCE ALONG THE SOUTH LINE OF SAID 1.125 MORE OR LESS ACRE
TRACT NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PASSING AN
EXISTING IRON PIN (1/2 INCH PIPE) AT 191.20 FEET A TOTAL
DISTANCE OF 211.70 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.898 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL
ROAD RIGHT-OF-WAY OF TOWNSHIP ROAD 415 AND ALL OTHER
APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.125 MORE OR
LESS ACRES AS SURVEYED BY W. J. BIEDENBACH, REGISTERED
SURVEYOR NUMBER 5718 AND DATED MAY 17, 1979.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC
IDENTIFICATION CAPS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 21ST DAY OF
MARCH 1991.

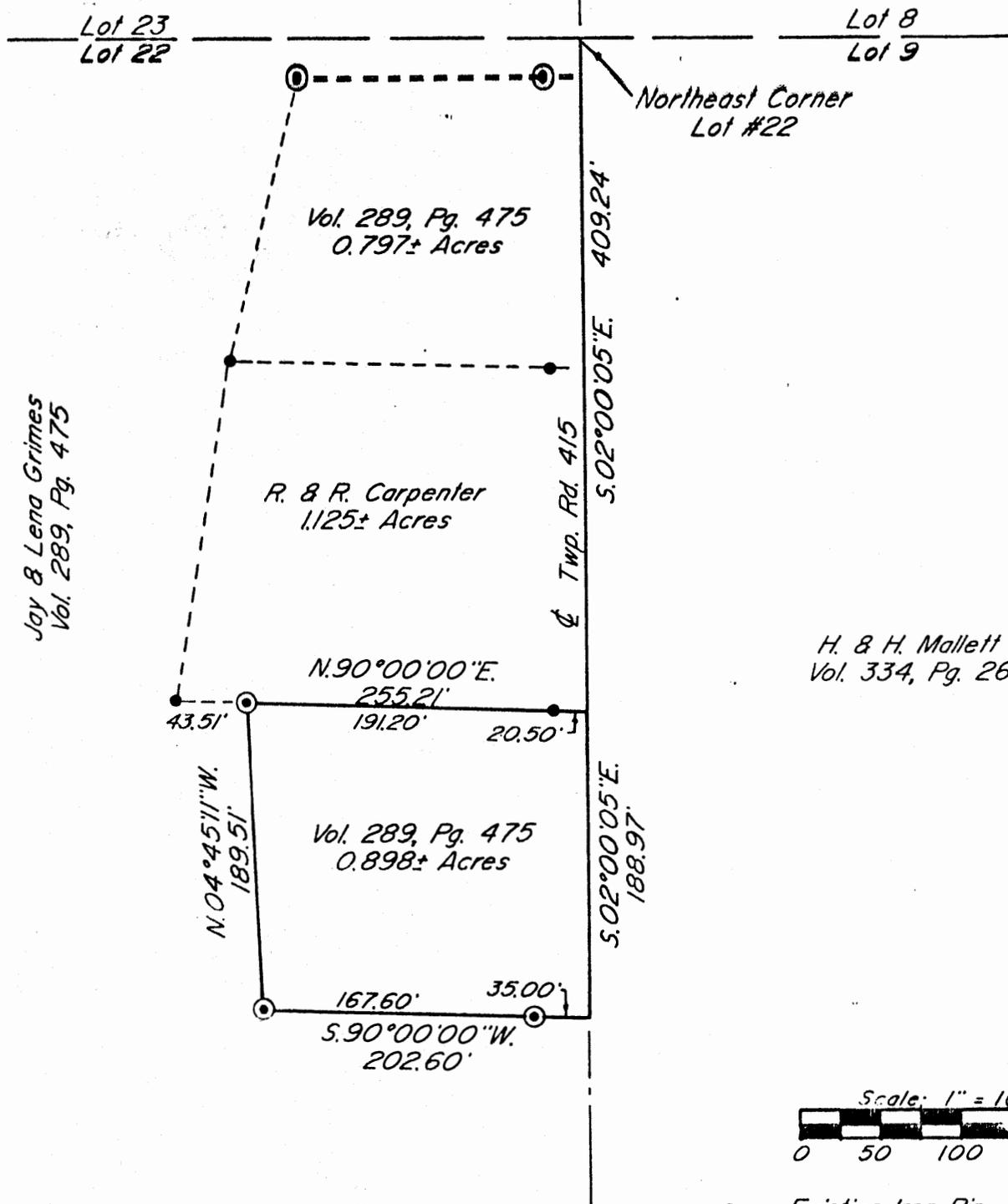
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

D3303B-3 J. GRIMES



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Maul
3-26-91



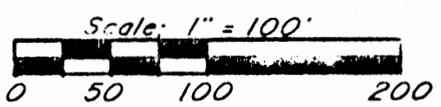
Jay & Lena Grimes
Vol. 289, Pg. 475

Vol. 289, Pg. 475
0.797± Acres

R. & R. Carpenter
1.125± Acres

Vol. 289, Pg. 475
0.898± Acres

H. & H. Mallett
Vol. 334, Pg. 26



- ~ Existing Iron Pin ($\frac{1}{2}$ " pipe unless otherwise noted)
- ⊙ ~ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w/ plastic ld. cap)

Bearings are based on the previous survey of 1.125± Acres as surveyed by W. J. Biedenbach, registered surveyor #5718 and dated May 17, 1979.

Being a part of Lot #22 of Quarter Township 3, Township 1, Range 9, of the United States Military Lands, Hopewell Township, Muskingum County, Ohio.

Research
Vol. 289 Pg. 475
Vol. 466 Pg. 608
Vol. 334 Pg. 26
Previous survey 1.125± Ac.
Muskingum County Tax Map

Par N° 25-25-30-03-11-000 (part)

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as prepared by me, this 18th day of March 1991.

OFFICE COPY
NOT RECORDABLE



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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Maul
3-26-91

Drawn by: SDD	Date: 3-18-91
Scale: 1" = 100'	Checked by: SD
Job N°: 3303	J. Grimes