

44-56-02-05-002

5005 DRESDEN RD

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

DESCRIPTION FOR CONVEYANCE

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 21 TOWNSHIP 2,
RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM TOWNSHIP,
MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2 INCH PIPE AT THE SOUTHEAST
CORNER OF LOT NUMBER 10 OF PRICE ESTATES AS RECORDED IN PLAT
BOOK 14 PAGE 134 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE
NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 32.06 FEET TO A POINT
IN THE CENTERLINE OF COUNTY ROAD NUMBER 2 (DRESDEN ROAD); THENCE
ALONG THE CENTERLINE OF SAID ROAD THE NEXT SEVEN COURSES AND
DISTANCES: THENCE SOUTH 20 DEGREES 41 MINUTES 40 SECONDS EAST
86.89 FEET TO A POINT; THENCE SOUTH 23 DEGREES 54 MINUTES 13
SECONDS EAST 127.53 FEET TO A POINT; THENCE SOUTH 26 DEGREES 55
MINUTES 17 SECONDS EAST 61.57 FEET TO AN EXISTING P-K NAIL; THENCE
SOUTH 35 DEGREES 46 MINUTES 44 SECONDS EAST 105.20 FEET TO AN
EXISTING P-K NAIL; THENCE SOUTH 40 DEGREES 30 MINUTES 15 SECONDS
EAST 102.72 FEET TO AN EXISTING P-K NAIL; THENCE SOUTH 47 DEGREES 18
MINUTES 41 SECONDS EAST 106.69 FEET TO AN EXISTING RAIL ROAD SPIKE;
THENCE SOUTH 50 DEGREES 48 MINUTES 11 SECONDS EAST 90.22 FEET TO A
POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS TRACT;
THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 50 DEGREES 48
MINUTES 11 SECONDS EAST 117.31 FEET TO A POINT; THENCE SOUTH 51
DEGREES 40 MINUTES 09 SECONDS EAST 7.70 FEET TO A POINT; THENCE
LEAVING SAID CENTERLINE SOUTH 49 DEGREES 05 MINUTES 00 SECONDS
WEST 298.59 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 30.54
FEET; THENCE NORTH 50 DEGREES 47 MINUTES 21 SECONDS WEST 124.98
FEET TO AN IRON PIN SET; THENCE NORTH 49 DEGREES 05 MINUTES 00
SECONDS EAST 298.44 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON
PIN SET AT 267.99 FEET.

CONTAINING 0.844 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD
RIGHT-OF-WAY OF COUNTY ROAD NUMBER 2 (DRESDEN ROAD) AND ALL
APPLICABLE EASEMENTS.

ALL IRON PINS SET AT EACH CORNER WITH 1/2 INCH CAP.

BASIS OF BEARING - BASED ON THE PLAT BEING A PART OF THE CENTERLINE OF
PRICE ESTATES (P.B. 14 PAGE 134).

PARCEL NUMBER 44-44-56-005 (PART)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS
SURVEY AND DESCRIPTION IS CORRECT AS SURVEYED AND THIS IS THE BEST

OFFICE COPY
NOT RECORDABLE
MAY 1986
MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

102421B R. WILSON



6-5-86

S. 51° 40' 09" E
7.70'

S. 49° 05' 00" W

298.59'

30.54'

268.05'

N. 50° 47' 20" W. 124.99'

RICK WILSON
VOL. 967 PG. 19
0.844 ± AC.

PAR = 44-44-56-02-05 (PART)

30.45

267.99'

N. 49° 05' 00" E 298.44'

S. 50° 48' 11" E
96.22'

EXISTING
R.R. SPIKE

S. 47° 18' 41" E
106.69'

S. 40° 30' 15" E
102.72'

CENTERLINE
DRESDEN RD.
CO. RD. 2

S. 25° 34' 13" E
119.20'

S. 26° 55' 17" E
119.87'

S. 23° 54' 13" E
119.87'

S. 20° 41' 11" E
86.81'

32.06'

SOUTH-EST CORNER OF LOT
10 O. PRICE ESTATES
PG. 14 PG. 134

N. 90° 00' 00" E

REFERENCES

VOL. 967 PG. 19
PB. 14 PG. 134
PB. 8 PG. 6
VOL. B29 PG. 229
MUSK. CO. TAX MAP

● ~ EXISTING 1/2" PIPE
▲ ~ EXISTING P/K NAIL
⊙ ~ IRON PIN SET (5/8" REBAR
W/ PLASTIC ID. CAP)

BEARINGS ARE BASED ON THE PLAT BEARING OF THE
SOUTH LINE OF PRICE ESTATES - PB. 14 PG. 134

BEING A PART OF THE SOUTHEAST QUARTER OF
SECTION 26, TOWNSHIP 2, RANGE 8, OF THE UNITED
STATES MILITARY LANDS, MUSKINGUM TOWNSHIP,
MUSKINGUM COUNTY, OHIO

I HEREBY CERTIFY THE ABOVE PLAT AND SURVEY
TO THE BEST OF MY KNOWLEDGE AND BELIEF TO
BE CORRECT AS PREPARED BY ME THIS 27TH DAY
OF MAY 1986.



**OFFICE COPY
NOT RECORDABLE**
MICHAEL D. NICHOLS
REG. SURVEYOR N° 6923

W. J. BIEDENBACH & ASSOC.
Surveying & Mapping
3120 Lisa Ln. Zanesville, Ohio 43701
(614) 453-4850

SCALE 1" = 50'
0 25 50 75 100

Drawn by RD Date 5-27-86

Scale 1" = 50'