

44-56-02-05-002  
4995 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 EIGHT 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 327.53 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 213.53 FEET TO  
A POINT; THENCE SOUTH 51 DEGREES 40 MINUTES 09 SECONDS EAST 7.70  
FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS  
TRACT; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 51 DEGREES  
40 MINUTES 09 SECONDS EAST 125.00 FEET TO A POINT; THENCE LEAVING  
SAID CENTERLINE SOUTH 49 DEGREES 05 MINUTES 00 SECONDS WEST 300.54  
FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 30.54 FEET;  
THENCE NORTH 50 DEGREES 47 MINUTES 20 SECONDS WEST 124.65 FEET TO  
AN IRON PIN SET; THENCE NORTH 49 DEGREES 05 MINUTES 00 SECONDS  
EAST 298.59 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET  
AT 260.05 FEET.

CONTAINING \_\_\_\_\_ ACRES, SUBJECT TO ALL LEGAL  
ROAD RIGHTS-OF-WAY, ALONG ROAD NUMBER 2 (DRESDEN ROAD) AND ALL  
APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH REBAR WITH PLASTIC ID CAP.

BASIS OF BEARING BASED ON THE PLAT BEARING OF THE SOUTH LINE  
OF PRICE ESTATES IN PLAT BOOK 14 PAGE 134)

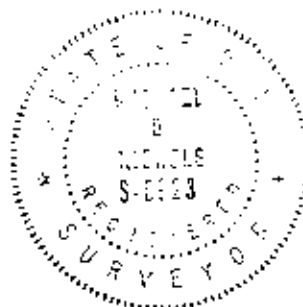
PARCEL NUMBER 44-56-02-05 (PART)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS  
SURVEY AND DESCRIPTION IS CORRECT AS SURVEYED BY ME, THIS 31ST  
DAY OF MAY 1986.

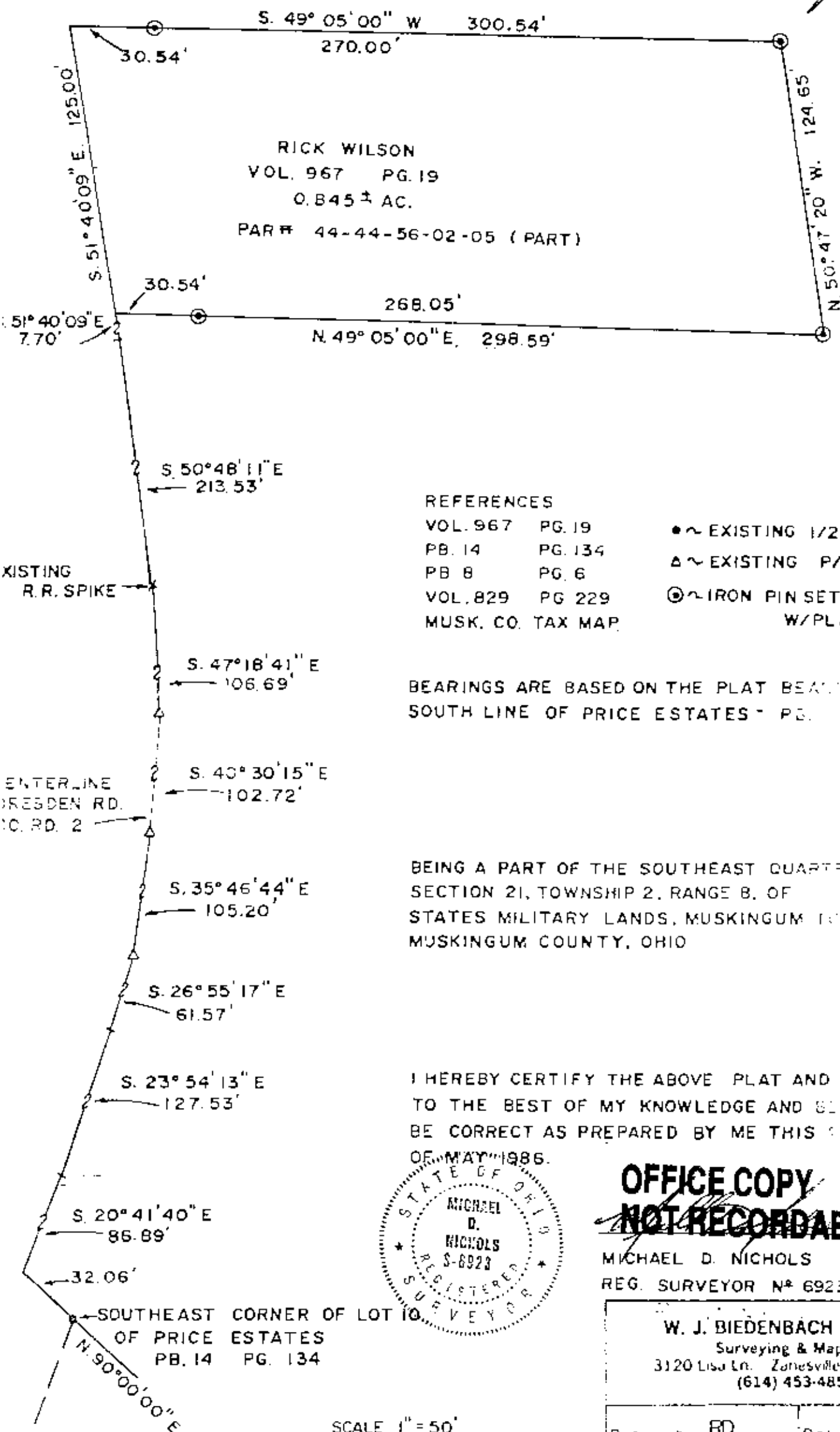
**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NIXON  
REGISTERED SURVEYOR

024230 R. WILSON



OK 6-5-86



#### REFERENCES

VOL. 967 PG. 19  
 PB. 14 PG. 134  
 PB. 8 PG. 6  
 VOL. 829 PG. 229  
 MUSK. CO. TAX MAP

• ~ EXISTING 1/2" PIPE  
 Δ ~ 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 - PG. 134

BEING A PART OF THE SOUTHEAST QUARTER OF  
 SECTION 21, TOWNSHIP 2, RANGE B. OF 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 5TH 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

Drawn by RD Date 5-27-86  
 Scale 1" = 50'

SCALE 1" = 50'  
 0 25 50 75 100