

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

DESCRIPTION FOR CONVEYANCE  
PARCEL NUMBER 71-70-90-04-13-000 (ALL) 2580 EAST PIKE  
PARCEL NUMBER 71-70-90-04-14-000 (ALL)

BEING A PART OF LOT NUMBER NINE OF JOHN C. HOWARD SUBDIVISION RECORDED IN DEED BOOK NINE, PAGE 374 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE FOURTH 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 AN EXISTING CONCRETE HIGHWAY MONUMENT AT P.C. STATION 75+62.52 OF INTERSTATE ROUTE 70 AS RECORDED IN PLAT BOOK 10, PAGE 50 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE ALONG THE CENTERLINE OF SAID INTERSTATE SOUTH 84 DEGREES 42 MINUTES 21 SECONDS WEST 279.88 FEET TO A POINT AT STATION 72+82.63, SAID POINT BEING THE INTERSECTION OF INTERSTATE 70 AND THE CENTERLINE OF STATE ROUTE 93 (OLD COUNTY ROAD 5); THENCE ALONG THE CENTERLINE OF STATE ROUTE 93 SOUTH 02 DEGREES 31 MINUTES 21 SECONDS WEST 516.12 FEET TO A POINT, SAID POINT BEING AT THE INTERSECTION OF STATE ROUTE 93 (STATION 14+83.88) AND STATE ROUTE 40 (STATION 69+03.25); THENCE ALONG THE CENTERLINE OF STATE ROUTE 40 WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1910.08 FEET (CHORD BEARING NORTH 60 DEGREES 54 MINUTES 30 SECONDS EAST 189.00 FEET) AN ARC DISTANCE OF 189.08 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1910.08 FEET (CHORD BEARING NORTH 77 DEGREES 24 MINUTES 39 SECONDS EAST 310.81 FEET) AN ARC DISTANCE OF 311.15 FEET TO A POINT IN SAID CENTER; THENCE LEAVING SAID ROAD AND FOLLOWING THE WEST LINE OF TRACTS CONVEYED TO LENNEL AND REBECCA NICKELL (DEED VOLUME 677, PAGE 118) AND BERNARD AND ANITA BUDDE (DEED VOLUME 540, PAGE 930, AND DEED VOLUME 1068, PAGE 480) SOUTH 02 DEGREES 47 MINUTES 04 SECONDS EAST, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 62.06 FEET AND PASSING AN EXISTING IRON PIN (3/4 INCH ROD) AT 427.19 FEET, A TOTAL DISTANCE OF 590.25 FEET TO AN EXISTING IRON PIN (3/4 INCH ROD); THENCE CONTINUING ALONG SAID BUDDE TRACT NORTH 88 DEGREES 24 MINUTES 25 SECONDS EAST 401.50 FEET TO AN EXISTING IRON PIN (3/4 INCH ROD); THENCE SOUTH 01 DEGREES 47 MINUTES 16 SECONDS EAST 469.69 FEET (480.00 FEET DEED) TO AN EXISTING IRON PIN (3/4 INCH ROD) ON THE NORTH LINE OF A TRACT CONVEYED TO RHONDA J. JACK RECORDED IN DEED VOLUME 1007, PAGE 218 OF THE SAID COUNTY RECORDS; THENCE LEAVING SAID BUDDE TRACT AND FOLLOWING THE NORTH LINE OF SAID JACK TRACT AND ALSO FOLLOWING THE NORTH LINE OF A TRACT CONVEYED TO MARION, FRED AND JOHN DILLEY RECORDED IN DEED VOLUME 995, PAGE 192 OF THE SAID COUNTY DEED RECORDS NORTH 71 DEGREES 05 MINUTES 42 SECONDS WEST, PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 394.55 FEET AND (3/4 INCH ROD) AT 483.50 FEET (455.10 FEET DEED), A TOTAL DISTANCE OF 648.65 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE); THENCE CONTINUING ALONG SAID DILLEY TRACT SOUTH 55 DEGREES 40 MINUTES 01 SECONDS WEST

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114.20 FEET (116.49 FEET DEED) TO AN EXISTING IRON PIN (3/4 INCH PIPE);  
THENCE LEAVING SAID DILLEY TRACT AND FOLLOWING THE EAST LINE OF TRACTS  
CONVEYED TO VIRGIL GRAHAM (DEED VOLUME 752, PAGE 103) AND GERTRUDE  
GRAHAM (DEED VOLUME 946, PAGE 304) NORTH 02 DEGREES 45 MINUTES 31  
SECONDS WEST 413.75 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);  
THENCE LEAVING SAID GRAHAM TRACT AND FOLLOWING THE EAST LINE OF A TRACT  
CONVEYED TO LARRY HUFFMAN AS RECORDED IN DEED VOLUME 886, PAGE 300 OF  
THE SAID COUNTY DEED RECORDS NORTH 02 DEGREES 44 MINUTES 16 SECONDS  
WEST, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 204.36 FEET AND  
PASSING AN IRON PIN SET (5/8 INCH REBAR) AT 377.86 FEET, A TOTAL  
DISTANCE OF 421.56 FEET TO THE PLACE OF BEGINNING.

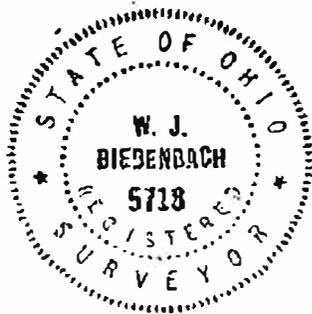
CONTAINING 9.557 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF  
WAY OF STATE ROUTE 40 AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE BEARING OF NORTH 84 DEGREES 42 MINUTES 21  
SECONDS EAST ALONG THE CENTERLINE OF INTERSTATE ROUTE 70 AS RECORDED IN  
PLAT BOOK 10, PAGE 50 OF THE MUSKINGUM COUNTY PLAT RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION  
TO BE CORRECT AS PREPARED BY ME, THIS 13TH DAY OF JANUARY 1993.

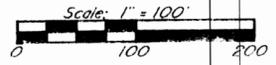
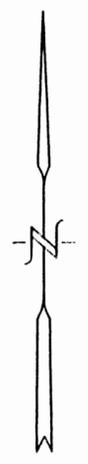
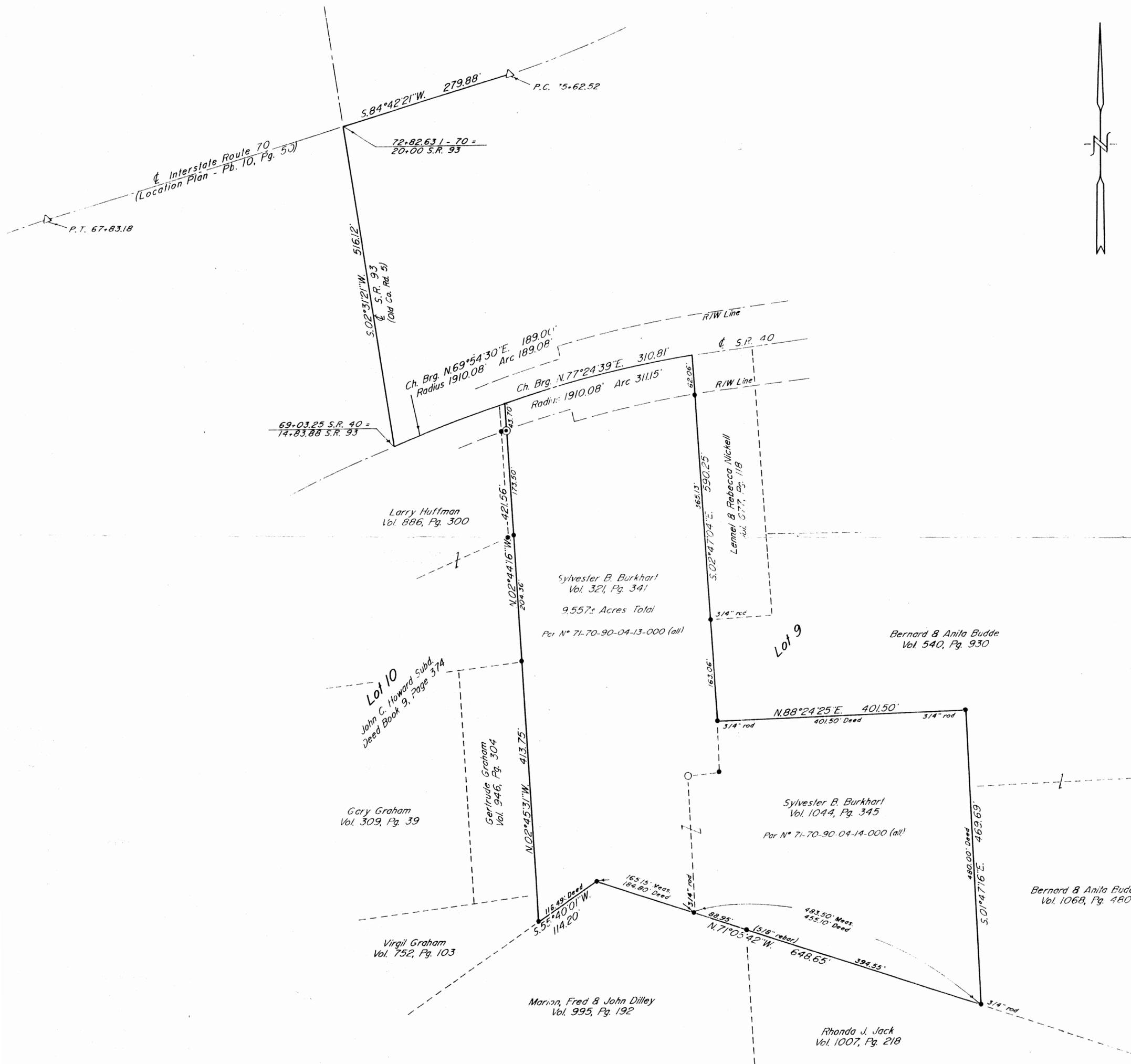
**OFFICE COPY**  
**NOT RECORDED**  
W. J. BIEDENBACH  
REGISTERED SURVEYOR

DJ562-5 S. BURKHART



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY A. J. [Signature]  
7-13-93



- △ ~ Existing Concrete Highway Monument
- ~ Wood Corner Post
- ~ Existing Iron Pin (3/4" pipe unless otherwise noted)
- ⊙ ~ Iron Pin Set (5/8" x 30" rebar w/ plastic lid, cap)

Research

Vol. 886	Pg. 300
Vol. 946	Pg. 304
Vol. 752	Pg. 103
Vol. 995	Pg. 192
Vol. 540	Pg. 980
Vol. 677	Pg. 118
Vol. 321	Pg. 341
Vol. 1007	Pg. 218
Vol. 1044	Pg. 345
Vol. 1068	Pg. 480
Pl. 10	Pg. 50
Dis. 9	Pg. 374
Muskingum County Tax Map	

Bearings are based on the Bearing of N.84°42'21"E. along the Centerline of Interstate Route 70 as recorded in Plat Book 10, Page 50 of the Muskingum County Plat Records.

Being a part of Lot #9 of John C. Howards Subd. recorded in Deed Book 9, Page 374 of the Muskingum County Deed Records; Situated in the 4th Quarter of Township 4, Range 7, of the United States Military Lands, Washington Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge, information, and belief, the above plat and survey to be correct as shown by me, this 8th day of January, 1993.

**NOTICE COPY NOT RECORDABLE**  
 W. J. BIEDENBACH  
 Reg. Surveyor #5718

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY W. J. Biedenbach  
 7-13-93

W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 1-08-93
Scale: 1" = 100'	Checked by:
Job N°: 3562	S. Burkhart