

70-98-03-01-001 ✓

3938 OLD WHEELING RD

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

DESCRIPTION FOR CONVEYANCE  
PARCEL NUMBER 71-70-98-03-01-000 (PART)

BEING A PART OF THE SOUTHEAST QUARTER OF QUARTER TOWNSHIP FOUR,  
TOWNSHIP ONE, RANGE SEVEN, UNITED STATES MILITARY LANDS, WASHINGTON  
TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF CLEAR LAKE ACRES SUBDIVISION AS  
RECORDED IN PLAT BOOK 13 PAGE 49 OF THE MUSKINGUM COUNTY PLAT RECORDS,  
SAID CORNER BEING AT THE INTERSECTION OF THE LINE BETWEEN WASHINGTON  
AND WAYNE TOWNSHIPS AND THE CENTER OF TOWNSHIP ROAD NUMBER 193; THENCE  
FOLLOWING THE CENTER OF SAID TOWNSHIP ROAD NUMBER 193 THE NEXT FOUR  
COURSES AND DISTANCES:

1) NORTH 18 DEGREES 19 MINUTES 00 SECONDS EAST 385.58 FEET TO A POINT,  
2) NORTH 01 DEGREES 57 MINUTES 51 SECONDS EAST 329.40 FEET TO A POINT,  
3) NORTH 03 DEGREES 38 MINUTES 00 SECONDS WEST 469.98 FEET TO A POINT,  
4) NORTH 02 DEGREES 46 MINUTES 00 SECONDS WEST 934.48 FEET TO A POINT;  
THENCE LEAVING SAID ROAD NORTH 73 DEGREES 50 MINUTES 36 SECONDS WEST  
657.55 FEET TO A POINT MARKED BY AN IRON PIN, PASSING A POINT MARKED BY  
AN IRON PIN AT 31.71 FEET, SAID POINT BEING THE PLACE OF BEGINNING OF  
THIS TRACT; THENCE CONTINUING NORTH 73 DEGREES 50 MINUTES 36 SECONDS  
WEST 102.00 FEET TO A POINT MARKED BY AN IRON PIN (3/4 INCH IRON PIPE);  
THENCE NORTH 27 DEGREES 28 MINUTES 36 SECONDS EAST 357.10 FEET TO A  
POINT IN THE CENTER OF COUNTY ROAD NUMBER 42, PASSING A POINT MARKED BY  
AN IRON PIN (3/4 INCH IRON PIPE) AT 327.10 FEET; THENCE SOUTH 62  
DEGREES 31 MINUTES 49 SECONDS EAST 100.00 FEET TO A POINT IN THE CENTER  
OF COUNTY ROAD NUMBER 42; THENCE SOUTH 27 DEGREES 28 MINUTES 36 SECONDS  
WEST 337.09 FEET TO THE PLACE OF BEGINNING, PASSING A POINT MARKED BY  
AN IRON PIN (3/4 INCH IRON PIPE) AT 30.00 FEET.

CONTAINING 0.796 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-  
OF-WAY OF COUNTY ROAD 42 AND ALL OTHER APPLICABLE EASEMENTS.  
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.360 MORE OR LESS ACRES  
CONVEYED TO D. AND P. SPRAGG AS RECORDED IN DEED VOLUME 847, PAGE 28 OF  
THE MUSKINGUM COUNTY DEED RECORDS.


I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION  
TO BE CORRECT AS PREPARED BY ME, THIS 26TH DAY OF NOVEMBER 1984.

  
W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718

D3272 GREINER



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY   
12-4-90

Bearings are based on the previous survey of  
1.360± Acres conveyed to D. & P. Spragg as  
recorded in Vol. 847, Pg. 28 of the Muskingum  
County Deed Records.

D. & P. Spragg  
Vol. 847, Pg. 28  
1.36± Ac.

Wm. H. Greiner  
Vol. 558, Pg. 512

R. & S. Huber  
Vol. 851, Pg. 62

Washington Twp.  
Wayne Twp.

Northeast Corner of  
Clear Lake Acres  
P.B. 13 Pg. 49

● ~3/4" Iron Pin Existing

Scale: 1" = 100'



Research

Vol. 847 Pg. 28  
Vol. 558 Pg. 512  
Vol. 851 Pg. 62  
Muskingum County Tax Map

BEING A PART OF THE SOUTHEAST QUARTER OF TOWNSHIP FOUR,  
TOWNSHIP ONE, RANGE 7, UNITED STATES MILITARY LANDS,  
WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

I HEREBY CERTIFY THE ABOVE PLAT AND SURVEY TO BE CORRECT AS  
PREPARED BY ME THIS 26TH DAY OF NOVEMBER 1984.

W. J. BIEDENBACH  
REG. SURVEYOR NO. 5718



Par N° 71-70-98-03-01-000 (part)

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. L. Hambl  
12-4-90

Drawn by <u>AB</u>	Date <u>11-25-84</u>
Scale <u>1" = 100'</u>	Checked by <u>AB</u>
Job N° <u>2045</u>	GREINOR