

# W. J. Biedenbach & Associates

Surveying and Mapping

3120 Lisa Lane  
Zanesville, OH 43701

Telephone (740) 453-4850  
Fax (740) 450-1000

GEORGE DUNN

AUDITOR'S PARCEL NUMBER 71-70-98-03-07-000 (ALL)—0.692 %<sup>2</sup>%<sup>2</sup>P ACRES

AUDITOR'S PARCEL NUMBER 71-70-98-03-08-000 (ALL)—0.50 %<sup>2</sup>%<sup>2</sup>P ACRES

SNR

BEING A PART OF A TRACT CONVEYED TO GEORGE DUNN AS RECORDED IN DEED VOLUME 978, PAGE 236 OF THE MUSKINGUM COUNTY DEED RECORDS;

SITUATED IN THE SOUTHEAST QUARTER OF QUARTER TOWNSHIP 4, 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 IRON PIN (1 1/2 INCH ROD) AT THE SOUTHWEST CORNER OF LOT NUMBER 10 OF KIMBERLY HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 15, PAGE 58 (REPLAT) OF THE MUSKINGUM COUNTY PLAT RECORDS, SAID PIN ALSO BEING THE SOUTHEAST CORNER OF LOT NUMBER 1 OF WHEELING HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 110 OF THE MUSKINGUM COUNTY PLAT RECORDS:

THENCE SOUTH 01 DEGREES 10 MINUTES 32 SECONDS WEST 29.75 FEET TO A POINT IN THE CENTER OF COUNTY ROAD NUMBER 42 (OLD WHEELING ROAD);

THENCE ALONG THE CENTER OF SAID COUNTY ROAD THE NEXT FIVE COURSES AND DISTANCES:

- 1) NORTH 56 DEGREES 26 MINUTES 10 SECONDS WEST 647.82 FEET TO A POINT;
- 2) NORTH 62 DEGREES 37 MINUTES 33 SECONDS WEST 118.56 FEET TO A POINT;
- 3) NORTH 74 DEGREES 02 MINUTES 38 SECONDS WEST 190.21 FEET TO A POINT;
- 4) NORTH 82 DEGREES 04 MINUTES 02 SECONDS WEST 88.33 FEET TO A POINT;
- 5) NORTH 83 DEGREES 58 MINUTES 35 SECONDS WEST 202.67 FEET TO A POINT;

THENCE LEAVING SAID ROAD SOUTH 02 DEGREES 08 MINUTES 59 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 25.00 FEET, A TOTAL DISTANCE OF 517.86 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH LINE OF A 1.004 MORE OR LESS ACRE TRACT:

THENCE WITH THE NORTH LINE OF SAID TRACT, SOUTH 71 DEGREES 51 MINUTES 12 SECONDS WEST 58.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE SOUTH 07 DEGREES 50 MINUTES 34 SECONDS WEST 164.15 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 51 DEGREES 12 MINUTES 52 SECONDS WEST 201.98 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 52 DEGREES 17 MINUTES 29 SECONDS WEST 115.24 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 63 DEGREES 45 MINUTES 55 SECONDS WEST 34.74 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE NORTH 02 DEGREES 40 MINUTES 35 SECONDS WEST 103.05 FEET TO AN EXISTING AXLE;

THENCE NORTH 10 DEGREES 59 SECONDS 27 SECONDS EAST 66.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE NORTH 49 DEGREES 41 MINUTES 31 SECONDS EAST 203.40 FEET TO AN EXISTING AXLE;

THENCE NORTH 13 DEGREES 57 MINUTES 48 SECONDS WEST 28.60 FEET TO AN EXISTING AXLE;

THENCE NORTH 71 DEGREES 51 MINUTES 12 SECONDS EAST 153.84 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.192 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

THE BEARINGS ARE BASED ON THE WEST LINE OF KIMBERLY HILLS SUBDIVISION (REPLAT, PLAT BOOK 15, PAGE 58).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 21<sup>ST</sup> DAY OF SEPTEMBER 1999.

OFFICE COPY  
NOT RECORDED  
W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

