

25-55-21-04-012

# Know all Men by these Presents

339 TIMBER RUN RD

That KEVIN HELSER and RENEE' HELSER, husband and wife and  
JAMES WORSTALL and MARY ANN WORSTALL, husband and wife,  
of Muskingum County, State of Ohio, for valuable consideration paid, grant  
with general warranty covenants, to

EMMETT BAGENT and BETTY BAGENT  
345 Timber Run Road  
Zanesville, Ohio 43701

whose tax mailing address is

the following real property:

Situated in the Township of Hopewell, County of Muskingum and State of Ohio:

Being a part of the Northwest Quarter of Section 21, in the South half of  
Quarter Township 4, Township 1, Range 9, of the United States Military Lands,  
Hopewell Township, Muskingum County, Ohio and being further described as  
follows:

Commencing at the Northeast corner of the said Northwest Quarter; thence South  
05 degrees 28 minutes 48 seconds West along the Mid-Section line 1601.02 feet  
(by deed) to a point; thence North 86 degrees 09 minutes 22 seconds West 532.51  
feet (by deed) to a point on the East line of a 0.95 acres tract conveyed to  
Kevin and Renee Helser by deed recorded in Vol. 944, page 40 of the Muskingum  
County Deed Records; thence South 07 degrees 08 minutes 49 seconds West 469.07  
feet, along the East line of the said 0.95 acre tract and the East line of a  
16.72 acre tract conveyed to Kevin Helser, et al, by deed recorded in Vol. 944,  
page 43 of the said County Records, to an iron pin set, said point being the  
place of beginning of the tract herein intended to be described; thence  
continuing south 07 degrees 08 minutes 49 seconds West 225.00 feet to an iron  
pin set, said point being North 85 degrees 17 minutes 56 seconds West 188.65  
feet from an existing iron pin (3/4 inch ID pipe); thence North 85 degrees  
17 minutes 56 seconds West 491.98 feet to an iron pin set, said iron pin being  
south 85 degrees 17 minutes 56 seconds East 407.21 feet from a point which is  
south 54 degrees 03 minutes 56 seconds East 250.98 feet from an existing stone;  
thence North 07 degrees 08 minutes 49 seconds east 225.00 feet to an iron pin  
set; thence south 85 degrees 17 minutes 56 seconds East 491.98 feet to the  
place of beginning.

Containing 2.539 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.

Bearings are based on the deed bears of Volume 944, page 42 of the Muskingum  
County Deed Records.

Survey and description by Michael D. Nichols, Registered Surveyor No. 6923  
on November 21, 1990.

Auditor's Parcel No. 25-25-55-21-04-003 (part)

1. No building shall be erected on said premises for the sale of alcoholic  
beverages.
2. The premises shall not be used for kennels or housing animals
3. There shall be no junked cars left on said premises, nor shall the  
premises be used for a junk yard.
4. No mobile homes shall be placed on said premises.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY JL Namb  
12-05-90

**OFFICE COPY  
NOT RECORDABLE**

Northeast Corner of the  
Northwest Quarter  
of Section 21

S.05°28'48"W.  
1601.02' (Deed)

Scale: 1" = 100'



- Existing Iron Pin ( $\frac{3}{4}$ " pipe unless otherwise noted)
- Existing Stone with "X"
- ⊙ Iron Pin Set ( $\frac{5}{8}$ " x 30" rebar w/ plastic id. cap)

Research

2.000± Acres

Vol. 944 Pg. 42  
Vol. 944 Pg. 39  
Vol. 955 Pg. 103  
Vol. 978 Pg. 293  
Previous survey of 2.08± Ac.  
Muskingum County Tax Map

Bearings are based on the deed bearings of Vol. 944, Pg. 42 of the Muskingum County Deed Records.

2.000± Acres

Kevin Helser  
Vol. 944, Pg. 39

469.07'

S.07°08'49"W.

2.08± Acres

S.54°03'56"E.  
250.98'

N.07°08'49"E.  
225.00'

S.85°17'56"E. 491.98'

Kevin Helser, et. al.  
Vol. 944, Pg. 42

2.539± Acres

S.07°08'49"W.  
225.00'

S.85°17'56"E. 407.21'

N.85°17'56"W. 491.98'

N.85°17'56"W. 188.65'

Being a part of the Northwest Quarter of Section 21, in the South Half of Quarter Township 4, Township 1, Range 9, of the United States Military District, Hopewell Township, Muskingum County, Ohio.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. L. Nambé

12-05-90

Par N° 25-25-55-21-04-003 (part)

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as prepared by me, this 21st day of November 1990.

**OFFICE COPY  
NOT RECORDABLE**

Michael D. Nichols  
Reg. Surveyor #6923



W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(614) 453-4850

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 11-21-90
Scale: 1" = 100'	Checked by:
Job N°: 3270	K. Helser