

DESCRIPTION FOR CONVEYANCE

PARCEL NUMBER 44-44-34-04-11-000 (PART) 001
PARCEL NUMBER 44-44-34-04-12-000 (ALL)
PARCEL NUMBER 44-44-34-04-13-000 (ALL)
PARCEL NUMBER 44-44-34-04-15-000 (ALL)
PARCEL NUMBER 44-44-34-04-16-000 (ALL)
PARCEL NUMBER 44-44-34-04-17-000 (ALL)

BEING ALL OF LOTS 138 THRU 143 INCLUSIVE AND A PART OF LOT 137 OF CRESTMONT ESTATES NUMBER 4 AS RECORDED IN PLAT BOOK 13, PAGE 84 OF THE MUSKINGUM COUNTY PLAT RECORDS; SITUATED IN SECTION 18, TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF LOT NUMBER 181 OF THE REPLAT OF CRESTMONT ESTATES NUMBER 4 AS RECORDED IN PLAT FILE NUMBER 1, PAGE 23B OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE ALONG THE WEST LINE OF SAID LOT NUMBER 181 SOUTH 01 DEGREES 06 MINUTES 00 SECONDS EAST 100.49 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE RIGHT-OF-WAY LINE OF BABBS ROAD; THENCE LEAVING SAID LOT NUMBER 181 AND ALONG BABBS ROAD WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 41 DEGREES 33 MINUTES 31 SECONDS WEST 43.41 FEET) AN ARC DISTANCE OF 44.90 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE CONTINUING WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 29 DEGREES 10 MINUTES 14 SECONDS EAST 70.71 FEET) AN ARC DISTANCE OF 78.54 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE CONTINUING WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING NORTH 75 DEGREES 49 MINUTES 46 SECONDS EAST 50.00 FEET) AN ARC DISTANCE OF 52.36 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 74 DEGREES 10 MINUTES 14 SECONDS EAST 23.81 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF LOT NUMBER 182 OF SAID REPLAT OF CRESTMONT ESTATES NUMBER 4; THENCE LEAVING SAID BABBS ROAD AND ALONG THE WEST LINE OF SAID LOT NUMBER 182 SOUTH 01 DEGREES 06 MINUTES 00 SECONDS EAST 195.77 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF SAID LOT NUMBER 182; THENCE LEAVING SAID LOT SOUTH 88 DEGREES 54 MINUTES 00 SECONDS WEST 131.72 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) ON THE EAST LINE OF A TRACT CONVEYED TO W. H. AND H. DERWACTER AS RECORDED IN DEED VOLUME 555 PAGE 607 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 50 MINUTES 00 SECONDS EAST 86.35 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID DERWACTER TRACT; THENCE NORTH 89 DEGREES 10 MINUTES 00 SECONDS WEST 301.83 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID DERWACTER TRACT, SAID POINT BEING ON THE EAST LINE OF A TRACT CONVEYED TO G. E. AND D. M. JONES AS RECORDED IN DEED VOLUME 469, PAGE 227 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE LEAVING SAID DERWACTER TRACT AND ALONG THE EAST LINE OF SAID JONES TRACT NORTH 00 DEGREES 41 MINUTES 24 SECONDS

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

EAST 289.86 FEET TO AN EXISTING IRON PIN (3/4 INCH ROD);
THENCE LEAVING SAID JONES TRACT NORTH 88 DEGREES 54 MINUTES
00 SECONDS EAST 346.08 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.776 MORE OR LESS ACRES. SUBJECT TO ALL
APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PLAT BEARING OF THE REPLAT OF
CRESTMONT ESTATES NUMBER 4 AS RECORDED IN PLAT FILE #1, PAGE
238 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 12TH DAY OF
JULY 1990.

OFFICE COPY
W. J. Biedenbach
NOT RECORDABLE
REGISTERED SURVEYOR #3718

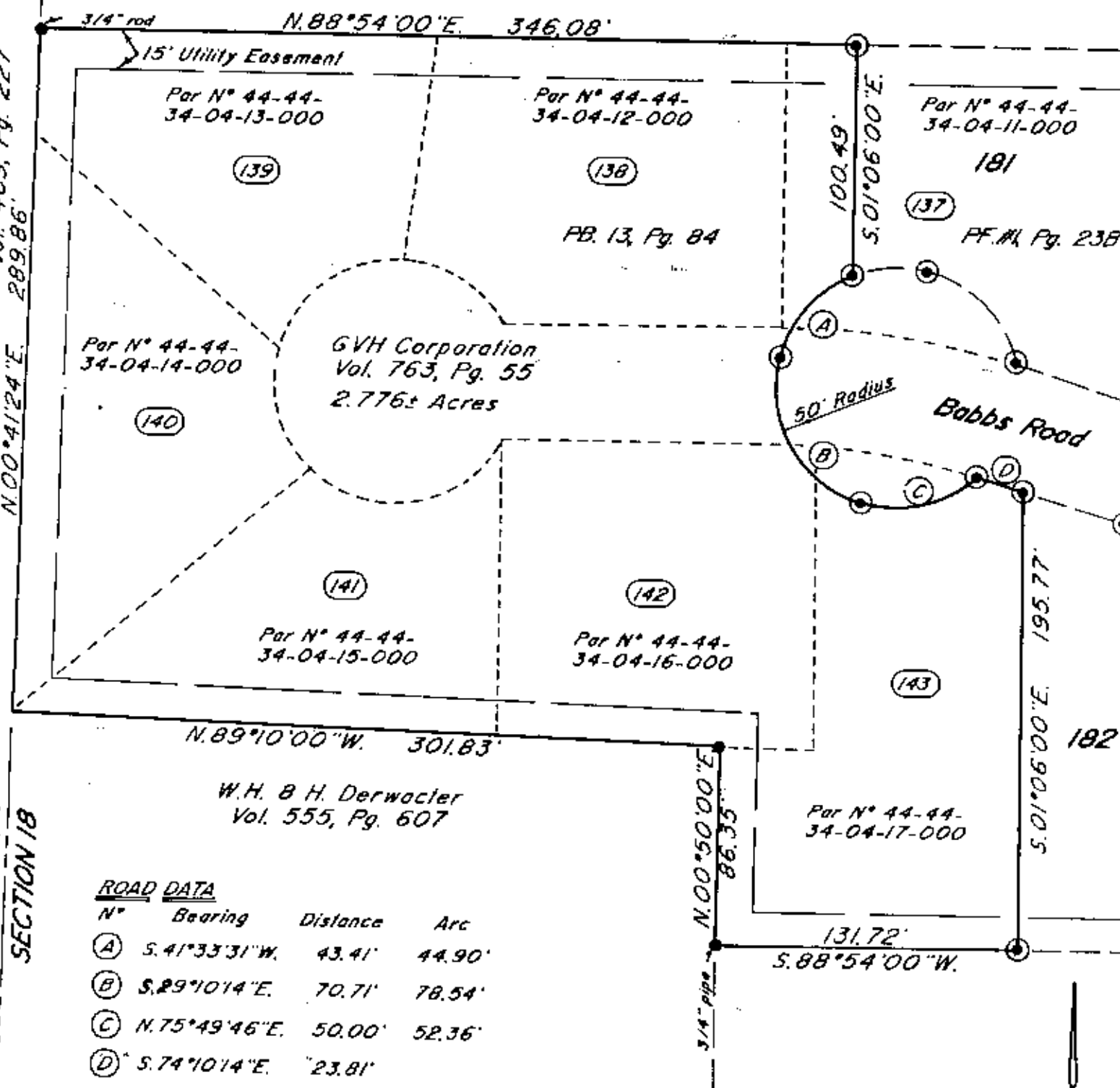
D32088 GVN CORP

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *J. Z. Nambh*
7-16-90

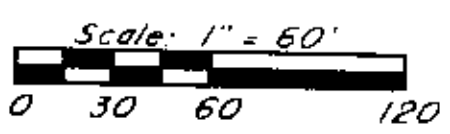
G.E. & D.M. Jones
Vol. 469, Pg. 227
289.86'

QTR. TWP. 3
SECTION 18



ROAD DATA

N°	Bearing	Distance	Arc
(A)	S. 41° 33' 31" W.	43.41'	44.90'
(B)	S. 29° 10' 14" E.	70.71'	78.54'
(C)	N. 75° 49' 46" E.	50.00'	52.36'
(D)	S. 74° 10' 14" E.	23.81'	



- ~ Existing Iron Pin (as noted)
- ⊙ ~ Existing Iron Pin (3/8" rebar)

Bearings are based on the plat bearings of the Replat of Crestmont Estates #4 as recorded in Plat File #1, Page 23B of the Muskingum County Plat Records.

Being all of Lots 138 thru 143 inclusive and a part of Lot 137 of Crestmont Estates #4 as recorded in Plat Book 13, Page 84 of the Muskingum County Plat Records; Situated in Section 18, Township 2, Range 8, of the United States Military Lands, Muskingum Township, Muskingum County, Ohio.

<u>Research</u>	
Vol. 763	Pg. 55
Vol. 469	Pg. 227
Vol. 555	Pg. 607
PB. 13	Pg. 84
PF. 1	Pg. 23B
Muskingum County Tax Map	

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as prepared by me, this 12th day of July, 2010.

OFFICE COPY
NOT RECORDABLE
W.J. Biedenbach
Reg. Surveyor #5718

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 7-12-90
Scale: 1" = 60'	Checked by: JD
Job N°: 3208	GVH Corporation