

44-56-02-05.012

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

5043 DRESAEN RD

DESCRIPTION FOR CONVEYANCE  
R. WILSON  
PARCEL NUMBER 44-44-56-02-05 (PART)

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 21, 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 1/2 INCH PIPE AT THE SOUTHWEST CORNER OF LOT 16 OF PRICE ESTATES AS RECORDED IN PLAT BOOK 14 PAGE 134 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 338.87 FEET ALONG THE SOUTH LINE OF SAID LOT NUMBER 16 TO AN EXISTING 3/4 INCH PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT NUMBER 16; THENCE SOUTH 10 DEGREES 26 MINUTES 35 SECONDS WEST 567.54 FEET TO AN IRON PIN SET; THENCE SOUTH 76 DEGREES 41 MINUTES 28 SECONDS EAST 622.36 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET (A CHORD BEARING SOUTH 06 DEGREES 43 MINUTES 15 SECONDS WEST 40.00 FEET) AN ARC DISTANCE OF 40.17 FEET TO AN IRON PIN SET; THENCE SOUTH 02 DEGREES 29 MINUTES 07 SECONDS EAST 111.63 FEET TO AN IRON PIN SET; THENCE NORTH 84 DEGREES 18 MINUTES 55 SECONDS WEST 847.54 FEET TO AN IRON PIN SET; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST 768.70 FEET TO THE PLACE OF BEGINNING.

CONTAINING 7.573 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

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NOT RECORDABLE

DESCRIPTION APPROVED  
BY SURVEYOR

1/11/11

ALSO THE FOLLOWING INGRESS AND EGRESS EASEMENT

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2 INCH PIPE AT THE SOUTHWEST CORNER OF LOT NUMBER 16 OF PRICE ESTATES AS RECORDED IN PLAT BOOK 14 PAGE 134 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST 768.70 FEET TO AN IRON PIN SET; THENCE SOUTH 84 DEGREES 18 MINUTES 55 SECONDS EAST 847.54 FEET TO AN IRON PIN SET SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH 02 DEGREES 29 MINUTES 07 SECONDS WEST 111.63 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET (CHORD BEARING NORTH 06 DEGREES 43 MINUTES 15 SECONDS EAST 40.00 FEET) AN ARC DISTANCE OF 40.17 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET (CHORD BEARING NORTH 52 DEGREES 47 MINUTES 48 SECONDS EAST 150.00 FEET) AN ARC DISTANCE OF 160.88 FEET TO AN IRON PIN SET; THENCE NORTH 89 DEGREES 40 MINUTES 00 SECONDS EAST 660.60 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE NORTH 51 DEGREES 08 MINUTES 59 SECONDS EAST 274.13 FEET ALONG THE SOUTH LINE OF A 1.149 MORE OR LESS ACRE TRACT TO THE CENTER OF COUNTY ROAD NUMBER 2 (DRESDEN ROAD), PASSING AN EXISTING IRON PIN (1/2 INCH ID PIPE) AT 245.18 FEET; THENCE SOUTH 47 DEGREES 18 MINUTES 41 SECONDS EAST 50.31 FEET TO A POINT IN THE SAID CENTER; THENCE LEAVING THE SAID CENTER SOUTH 49 DEGREES 05 MINUTES 00 SECONDS WEST 300.19 FEET ALONG THE NORTHERLY LINE OF A 0.846 MORE OR LESS ACRE TRACT TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 30.19 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 20 SECONDS WEST 13.98 FEET TO A POINT; THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST 673.10 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET (CHORD BEARING SOUTH 43 DEGREES 35 MINUTES 27 SECONDS WEST 108.04 FEET) AN ARC DISTANCE OF 120.63 FEET TO AN IRON PIN SET; THENCE SOUTH 02 DEGREES 29 MINUTES 07 SECONDS EAST 118.81 FEET TO A POINT; THENCE NORTH 84 DEGREES 18 MINUTES 55 SECONDS WEST 50.51 FEET TO THE PLACE OF BEGINNING.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS. BEARINGS ARE BASED ON THE PLAT BEARING OF THE SOUTH LINE OF PRICE ESTATES (PLAT BOOK 14 PAGE 134).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY AND DESCRIPTION TO BE CORRECT AS SURVEYED BY ME, THIS 16TH DAY OF JUNE 1987.

**OFFICE COPY**  
**NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

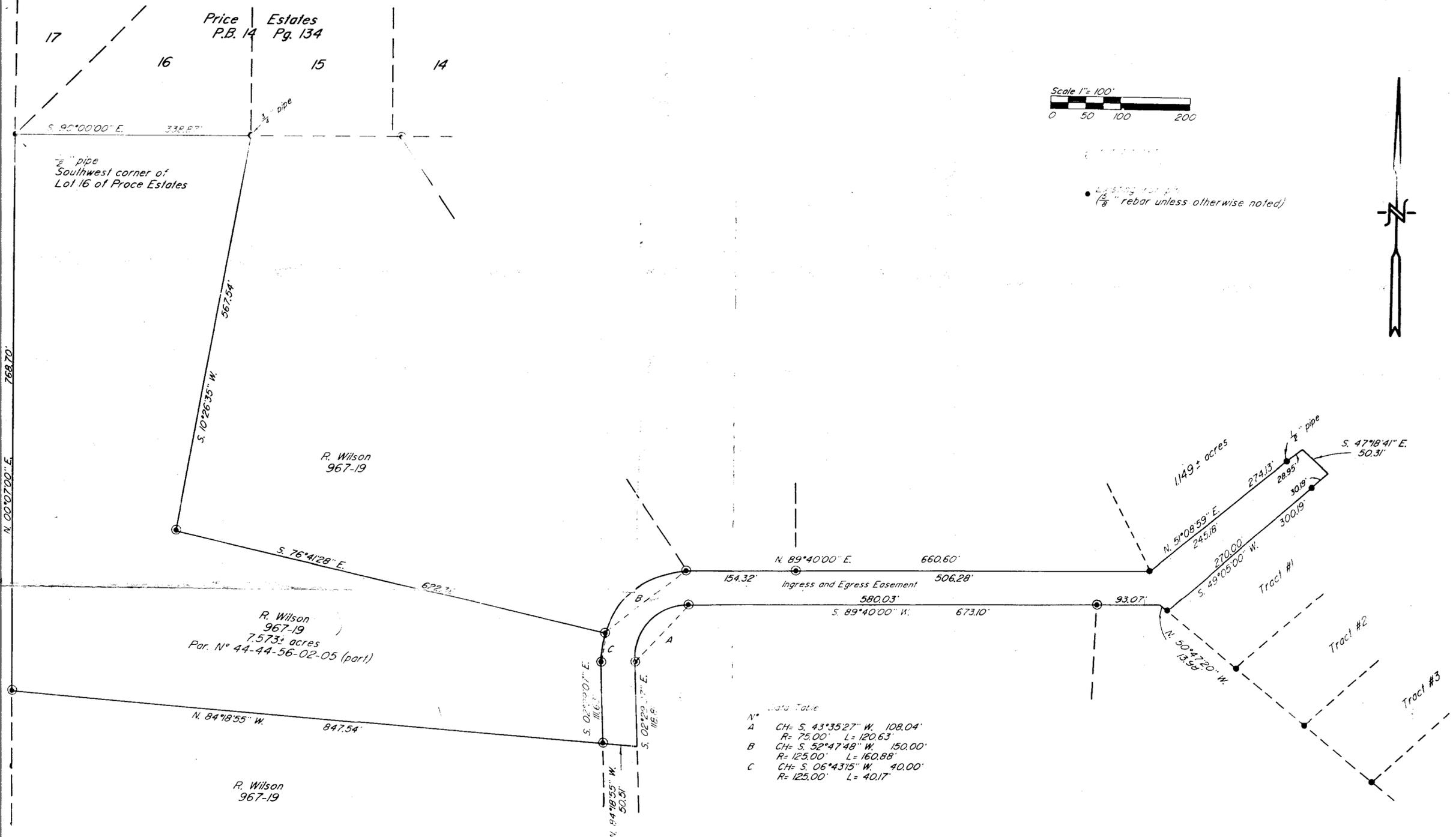
D2648D R. WILSON



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY \_\_\_\_\_

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• Existing 1/2" pipe  
 (3/8" rebar unless otherwise noted)

Data Table

A	CH= S. 43°35'27" W. 108.04'
	R= 75.00' L= 120.63'
B	CH= S. 52°47'48" W. 150.00'
	R= 123.00' L= 160.88'
C	CH= S. 06°43'15" W. 40.00'
	R= 125.00' L= 40.17'

Being a part of the Southeast Quarter of Section 21, Township 2, Range 8, of the United States Military Lands, Muskingum Township, Muskingum County, Ohio.

I hereby certify to the truth of my knowledge and belief the above plat and survey to be correct as surveyed by me, this 13th day of June 1957.

Bearings are based on the plat bearing of the south line of Price Estates (P.B. 14, Page 134).

**OFFICE COPY NOT RECORDABLE**

- References:
- Deed Vol. 835 Pg. 181
  - Deed Vol. 553 Pg. 284
  - Deed Vol. 565 Pg. 650
  - Deed Vol. 967 Pg. 19
  - Plat Book 14 Pg. 134
  - Muskingum County tax map



DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY \_\_\_\_\_

W.J. BIEDENBACH & SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-48	
Drawn by: AB	Date:
Scale: 1" = 100'	Checked:
Job No 2648	Wils: