

PARCEL NUMBER 70-70-01-02-08-000 (PART)

BEING A PART OF A TRACT CONVEYED TO MAURICE W. AND EVELYN L. MANN AS RECORDED IN DEED BOOK VOLUME 583 PAGE 275 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN LOT NUMBER 11 OF A SUBDIVISION MADE BY THE EXECUTORS OF GEORGE JACKSON AND DELINEATED IN THE ALTERATIONS OF LOTS NUMBER 6, 11, AND 12 IN DEED BOOK VOLUME "0" PAGE 489 OF THE MUSKINGUM COUNTY DEED RECORDS, 3RD QUARTER OF TOWNSHIP 2, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT NUMBER 11 IN THE CENTER OF STATE ROUTE 666; THENCE SOUTH 05 DEGREES 25 MINUTES 00 SECONDS WEST 796.00 FEET (BY DEED) TO A POINT IN THE SAID CENTER OF STATE ROUTE 666; THENCE SOUTH 02 DEGREES 41 MINUTES 00 SECONDS WEST 159.70 FEET (BY DEED) TO A POINT IN THE CENTER OF STATE ROUTE 666; THENCE SOUTH 10 DEGREES 37 MINUTES 00 SECONDS EAST 197.60 FEET (BY DEED) TO A POINT IN THE SAID CENTER OF STATE ROUTE 666; THENCE SOUTH 20 DEGREES 55 MINUTES 00 SECONDS EAST 125.00 FEET (BY DEED) TO A POINT IN THE SAID CENTER OF STATE ROUTE 666; THENCE SOUTH 64 DEGREES 00 MINUTES 00 SECONDS WEST 260.50 FEET TO A POINT, SAID POINT BEING THE SOUTH WEST CORNER OF A 0.95 MORE OR LESS ACRE TRACT CONVEYED IN DEED BOOK VOLUME 537 PAGE 124 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID POINT ALSO BEING NORTH 48 DEGREES 05 MINUTES 00 SECONDS WEST 201.65 FEET FROM THE SOUTH EAST CORNER OF SAID 0.95 MORE OR LESS ACRE TRACT; THENCE SOUTH 89 DEGREES 55 MINUTES 09 SECONDS WEST 289.22 FEET TO A POINT ON THE WESTERLY LINE OF PROPERTY OWNED BY ILA L. HITTLE AND LEE HITTLE AS RECORDED IN DEED BOOK VOLUME 495 PAGE 515 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE NORTH 60 DEGREES 02 MINUTES 51 SECONDS WEST 26.54 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHEAST CORNER OF A 1.00 MORE OR LESS ACRE TRACT CONVEYED TO W. AND S. MANN AS RECORDED IN DEED BOOK VOLUME 786 PAGE 12 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH 60 DEGREES 02 MINUTES 51 SECONDS WEST 251.73 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE NORTHEAST CORNER OF SAID 1.00 MORE OR LESS ACRE TRACT; THENCE SOUTH 63 DEGREES 56 MINUTES 49 SECONDS WEST 208.71 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE NORTHWEST CORNER OF SAID 1.00 MORE OR LESS ACRE TRACT; THENCE SOUTH 60 DEGREES 02 MINUTES 51 SECONDS EAST 251.73 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHWEST CORNER OF SAID 1.00 MORE OR LESS ACRE TRACT, SAID IRON PIN BEING ON THE NORTH LINE OF A 22 FOOT ROADWAY EASEMENT; THENCE ALONG SAID EASEMENT SOUTH 63 DEGREES 56 MINUTES 49 SECONDS WEST 199.17 FEET TO AN IRON PIN SET; THENCE ALONG THE EAST LINE OF SAID ROADWAY EASEMENT NORTH 36 DEGREES 47 MINUTES 59 SECONDS WEST 273.92 FEET TO AN IRON PIN SET; THENCE LEAVING SAID ROADWAY NORTH 63 DEGREES 56 MINUTES 49 SECONDS EAST 359.14 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PENNSYLVANIA RAIL ROAD;

**OFFICE COPY
NOT RECORDABLE**

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

THENCE SOUTH 60 DEGREES 02 MINUTES 51 SECONDS EAST 322.25 FEET ALONG THE SAID SOUTHERLY RAIL ROAD RIGHT-OF-WAY TO AN IRON PIN SET ON THE NORTH LINE OF THE ABOVE MENTIONED 22 FOOT ROADWAY; THENCE ALONG SAID NORTH LINE SOUTH 63 DEGREES 56 MINUTES 49 SECONDS WEST 71.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.570 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

SUBJECT TO THE FOLLOWING EASEMENT FOR INGRESS AND EGRESS

BEING A PART OF A TRACT CONVEYED TO MAURICE W. AND EVELYN L. MANN AS RECORDED IN DEED BOOK VOLUME 583 PAGE 275 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN LOT NUMBER 11 OF A SUBDIVISION MADE BY THE EXECUTORS OF GEORGE JACKSON AND DELINEATED IN THE ALTERATIONS OF LOTS NUMBER 6, 11, AND 12 IN DEED BOOK VOLUME "0" PAGE 489 OF THE MUSKINGUM COUNTY DEED RECORDS; 3RD QUARTER OF TOWNSHIP 2, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT NUMBER 11 IN THE CENTER OF STATE ROUTE 666; THENCE SOUTH 05 DEGREES 25 MINUTES 00 SECONDS WEST 796.00 FEET (BY DEED) TO A POINT IN THE SAID CENTER OF STATE ROUTE 666; THENCE SOUTH 02 DEGREES 41 MINUTES 00 SECONDS WEST 159.70 FEET (BY DEED) TO A POINT IN THE CENTER OF STATE ROUTE 666; THENCE SOUTH 10 DEGREES 37 MINUTES 00 SECONDS EAST 197.60 FEET (BY DEED) TO A POINT IN THE SAID CENTER OF STATE ROUTE 666; THENCE SOUTH 20 DEGREES 55 MINUTES 00 SECONDS EAST 125.00 FEET (BY DEED) TO A POINT IN THE SAID CENTER OF STATE ROUTE 666; THENCE SOUTH 64 DEGREES 00 MINUTES 00 SECONDS WEST 260.50 FEET TO A POINT, SAID POINT BEING THE SOUTH WEST CORNER OF A 0.95 MORE OR LESS ACRE TRACT CONVEYED IN DEED BOOK VOLUME 537 PAGE 124 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID POINT ALSO BEING NORTH 48 DEGREES 05 MINUTES 00 SECONDS WEST 201.65 FEET FROM THE SOUTH EAST CORNER OF SAID 0.95 MORE OR LESS ACRE TRACT; THENCE SOUTH 69 DEGREES 55 MINUTES 09 SECONDS WEST 289.22 FEET TO A POINT ON THE WESTERLY LINE OF PROPERTY OWNED BY ILA L. HITTLE AND LEE HITTLE AS RECORDED IN DEED BOOK VOLUME 495 PAGE 515 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE NORTH 60 DEGREES 02 MINUTES 51 SECONDS WEST 261.54 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHEAST CORNER OF A 1.00 MORE OR LESS ACRE TRACT CONVEYED TO W. AND S. MANN AS RECORDED IN DEED BOOK VOLUME 786 PAGE 12 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE NORTH 60 DEGREES 02 MINUTES 51 SECONDS WEST 251.73 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE NORTHEAST CORNER OF SAID 1.00 MORE OR LESS ACRE TRACT; THENCE SOUTH 63 DEGREES 56 MINUTES 49 SECONDS WEST 208.71 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE NORTHWEST CORNER OF SAID 1.00 MORE OR LESS ACRE TRACT; THENCE SOUTH 60 DEGREES 02 MINUTES 51 SECONDS EAST 251.73 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHWEST CORNER OF SAID 1.00 MORE OR LESS ACRE TRACT, SAID IRON PIN BEING ON THE NORTH LINE OF A 22 FOOT ROADWAY EASEMENT; THENCE ALONG SAID EASEMENT SOUTH 63 DEGREES 56 MINUTES 49 SECONDS WEST 139.17 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING SOUTH 63 DEGREES 56 MINUTES 49 SECONDS WEST 60.00 FEET TO AN IRON PIN SET; THENCE NORTH 38 DEGREES 47 MINUTES 59 SECONDS WEST 60.00 FEET ALONG THE EAST LINE OF SAID ROADWAY EASEMENT TO A POINT; THENCE WITH CURVE TO THE LEFT HAVING A RADIUS OF 75.09 FEET (CHORD BEARING SOUTH 77 DEGREES 25 MINUTES 34 SECONDS EAST

93.75 FEET) AN ARC DISTANCE OF 101.24 FEET TO THE PLACE OF BEGINNING.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.000 MORE OR LESS ACRES AS CONVEYED TO W. AND S. MANN (VOLUME 786, PAGE 12).

ALL IRON PINS SET ARE 5/8 INCH X 10 INCH REBAR WITH PLASTIC IDENTIFICATION CAP.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 9TH DAY OF AUGUST 1989

W. J. BIEDENBACH
REGISTERED SURVEYOR #5713

DESCRIPTION APPROVED
FOR JUNIOR'S TRANSFER

4477.11
9/15/89

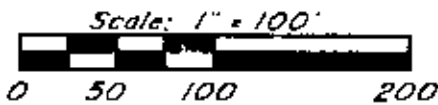
Northeast Corner
Lot #11

Bearings are based on the previous survey of
1,000± Ac. as conveyed to W. B S. Mann (Vol. 786,
Pg. 12).

Being a part of a tract conveyed to Maurice W. B
Evelyn L. Mann as recorded in Vol. 583, Pg. 275 of
the Muskingum County Deed Records; Situated in Lot
11 of a subdivision made by the executors of George
Jackson and delineated in the alterations of Lots #6,
11, & 12 in Vol. "O", Pg. 489 of the Muskingum County
Deed Records, 3rd Quarter of Township 2, Range 7,
of the United States Military Lands, Washington
Township, Muskingum County, Ohio.

Research

Vol. 583 Pg. 275
Vol. 786 Pg. 12
Muskingum County Tax Map



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

M. B E. Mann
583 - 275

22' Roadway Easement

Ingress & Egress
Easement

Ch. - N.77°25'34"W. 93.75'
Radius 75.09' Arc 101.24'
213.92'

N.38°47'59"W. 273.92'

S.63°56'49"W. 199.17'

M. B E. Mann
583 - 275
1,570± Ac.

S.60°02'51"E. 251.73'

W. B S. Mann
786 - 12
1,000± Ac.

N.60°02'51"W. 251.73'

S.60°02'51"E. 322.25'

S.63°56'49"W. 208.71'

S.63°56'49"W. 289.22'

S.64°00'00"W. 260.50'

S.20°55'00"E. 125.00'

S.10°37'00"E. 197.60'

S.02°41'00"W. 159.70'

S.05°25'00"W. 796.00'

I hereby certify to the best of my knowledge and
belief the above plat and survey to be correct as
prepared by me on 7th day of August 1989.

W.J. Biedenbach
Reg. Surveyor #5718

Par. N° 70-70-01-02-08-000 (part)

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Nantz
8-18-89

Drawn by: SDD	Date: 8-07-89
Scale: 1" = 100'	Checked by: JDD
Job N°: 3024	M. Mann