

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

DESCRIPTION FOR CONVEYANCE  
ELSIE L. McCONNELL  
PARCEL NUMBER ~~71-70-63-04-01-000 (ALL)~~  
PARCEL NUMBER 71-70-68-04-01-000 (ALL)

BEING A PART OF THE NORTHEAST QUARTER OF QUARTER TOWNSHIP  
FOUR, TOWNSHIP ONE, RANGE 7, OF THE UNITED STATES MILITARY  
LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING  
FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING AXLE AT THE SOUTHEAST CORNER OF LOT  
NUMBER 11 OF WINNGATE SUBDIVISION AS RECORDED IN PLAT BOOK 9,  
PAGE 4 OF THE MUSKINGUM COUNTY PLAT RECORDS, SAID AXLE ALSO  
BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO A. BUNTING  
AS RECORDED IN DEED VOLUME 629, PAGE 47 OF THE SAID COUNTY  
DEED RECORDS; THENCE ALONG SAID BUNTING TRACT SOUTH 81  
DEGREES 23 MINUTES 53 SECONDS EAST 457.29 FEET TO AN EXISTING  
IRON PIN (3/4 INCH REBAR); THENCE NORTH 00 DEGREES 48 MINUTES  
20 SECONDS EAST 128.70 FEET TO AN EXISTING IRON PIN (3/4 INCH  
REBAR); THENCE SOUTH 87 DEGREES 41 MINUTES 00 SECONDS EAST  
330.00 FEET TO AN EXISTING IRON PIN (3/4 INCH REBAR); THENCE  
NORTH 00 DEGREES 50 MINUTES 30 SECONDS EAST 128.70 FEET TO AN  
EXISTING IRON PIN (3/4 INCH REBAR); THENCE NORTH 40 DEGREES  
49 MINUTES 02 SECONDS EAST 411.80 FEET TO AN EXISTING IRON  
PIN (3/4 INCH REBAR) AT THE NORTHEAST CORNER OF SAID BUNTING  
TRACT, SAID IRON PIN ALSO BEING AT THE SOUTHEAST CORNER OF A  
TRACT CONVEYED TO R. AND S. SOWERS AS RECORDED IN DEED VOLUME  
656, PAGE 167 OF THE SAID COUNTY DEED RECORDS; THENCE  
CONTINUING NORTH 40 DEGREES 49 MINUTES 02 SECONDS EAST 288.57  
FEET TO AN EXISTING IRON PIN (3/4 INCH REBAR) AT THE  
NORTHEAST CORNER OF SAID SOWERS TRACT; THENCE NORTH 34  
DEGREES 39 MINUTES 35 SECONDS EAST 149.26 FEET TO AN EXISTING  
IRON PIN (5/8 INCH REBAR) ON THE SOUTH LINE OF A 65.603 MORE  
OR LESS ACRE TRACT; THENCE ALONG THE SOUTH LINE OF SAID  
65.603 MORE OR LESS ACRE TRACT SOUTH 59 DEGREES 55 MINUTES 59  
SECONDS EAST 827.18 FEET TO AN EXISTING IRON PIN (5/8 INCH  
REBAR) AT THE SOUTHEAST CORNER OF SAID TRACT, SAID IRON PIN  
ALSO BEING ON THE WEST LINE OF A TRACT CONVEYED TO M. B.  
GREINER AS RECORDED IN DEED VOLUME 539, PAGE 164 OF THE SAID  
COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID  
GREINER TRACT SOUTH 01 DEGREES 19 MINUTES 50 SECONDS EAST  
225.70 FEET TO AN EXISTING WOOD POST; THENCE NORTH 89 DEGREES  
25 MINUTES 20 SECONDS EAST 58.77 FEET TO AN IRON PIN SET;  
THENCE SOUTH 00 DEGREES 32 MINUTES 45 SECONDS EAST 874.59  
FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF A TRACT  
CONVEYED TO G. AND D. STOTTS AS RECORDED IN DEED VOLUME 652,  
PAGE 346 OF THE SAID COUNTY DEED RECORDS; THENCE LEAVING SAID  
GREINER TRACT AND ALONG THE NORTH LINE OF SAID STOTTS TRACT  
SOUTH 89 DEGREES 15 MINUTES 37 SECONDS WEST 2356.00 FEET TO A  
POINT IN COUNTY ROAD 191 (JACKSON ROAD), PASSING AN IRON PIN  
SET AT 2331.00 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 40  
SECONDS EAST 62.26 FEET TO A POINT IN SAID ROAD, SAID POINT

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BEING NORTH 77 DEGREES 42 MINUTES 37 SECONDS EAST 10 FEET FROM AN EXISTING AXLE ON THE SOUTH LINE OF A TRACT CONVEYED TO C. HITTLE AS RECORDED IN DEED VOLUME 801, PAGE 318 OF THE SAID COUNTY DEED RECORDS; THENCE ALONG THE EAST LINE OF SAID HITTLE TRACT AND ALONG THE EAST LINES OF TRACTS CONVEYED TO E. McCONNELL (DEED VOLUME 785, PAGE 201) AND J. AND N. BRACKEN (DEED VOLUME 631, PAGE 48) NORTH 00 DEGREES 01 MINUTES 38 SECONDS EAST 614.59 FEET TO A POINT IN SAID ROAD, SAID POINT BEING SOUTH 86 DEGREES 30 MINUTES 23 SECONDS EAST 10.80 FEET FROM AN EXISTING AXLE ON THE NORTH LINE OF SAID BRACKEN TRACT; THENCE ALONG THE EAST LINE OF A TRACT CONVEYED TO J. AND M. GOODALL AS RECORDED IN DEED VOLUME 424, PAGE 551 OF THE SAID COUNTY DEED RECORDS NORTH 14 DEGREES 16 MINUTES 47 SECONDS EAST 78.17 FEET TO A POINT IN SAID ROAD; THENCE LEAVING SAID ROAD AND ALONG THE SOUTH LINE OF THE ABOVE MENTIONED WINNGATE SUBDIVISION SOUTH 80 DEGREES 26 MINUTES 00 SECONDS EAST 220.00 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 20.00 FEET.

CONTAINING 54.578 MORE OR LESS ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD 191 (JACKSON ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE SOUTH LINE OF A 65.603 MORE OR LESS ACRE TRACT SURVEYED BY W. J. BIEDENBACH, REGISTERED SURVEYOR #5718 AND DATED IN NOVEMBER OF 1988.

ALL IRON PINS SET ARE 5/8 INCH X 30 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 10TH DAY OF DECEMBER 1989.

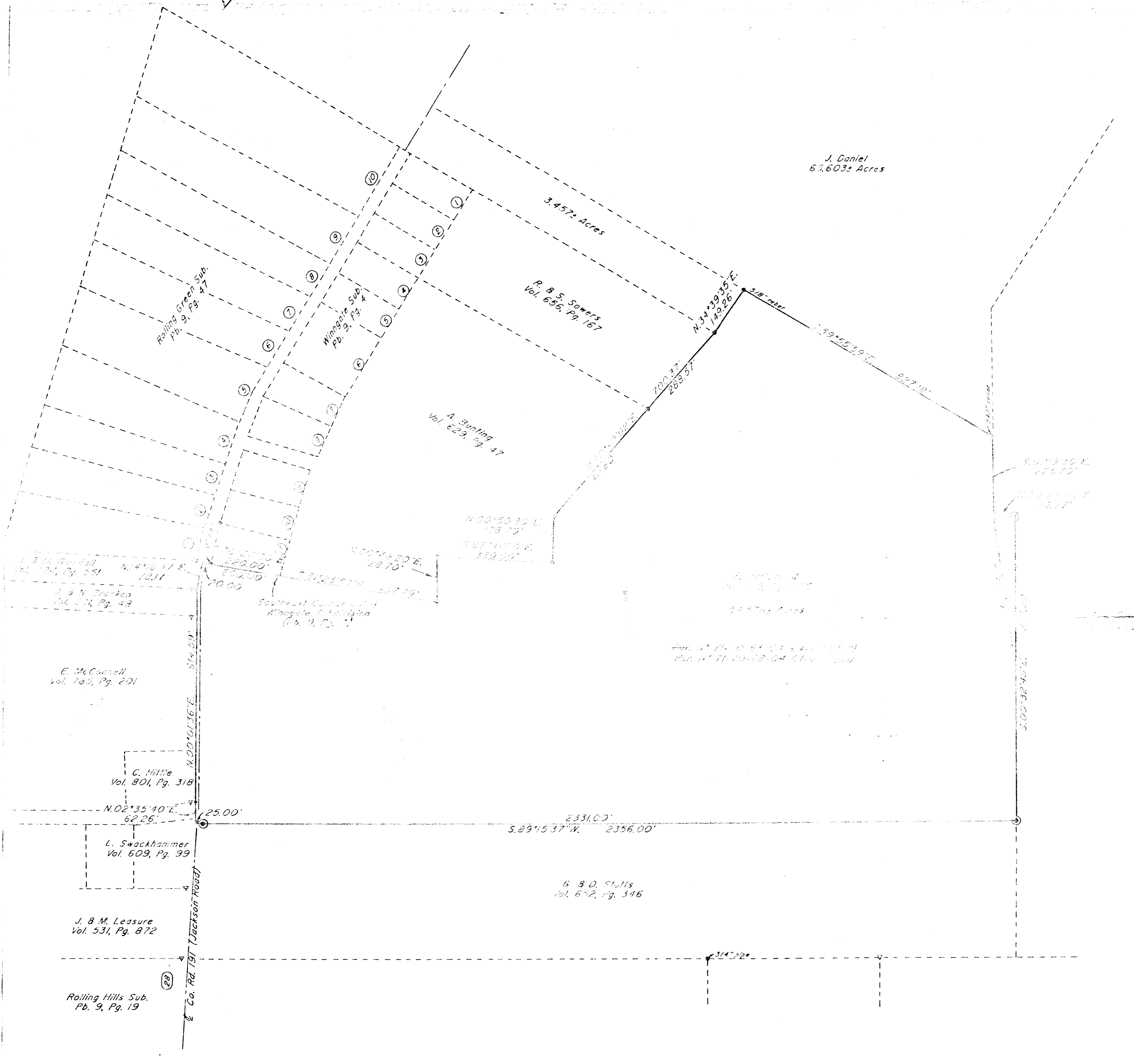
W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718



D3117 E. McCONNELL

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. F. Namb  
12-13-89



Scale: 1" = 200'

0 100 200 400

○ ~ Existing Wood Post  
 ▽ ~ Existing Axle  
 ⊙ ~ Existing Iron Pin (3/4" rebar unless  
 other wise noted)  
 ⊕ ~ Iron Pin Set (3/4" x 30" rebar  
 w/ plastic id. cap)

Previous survey 65.603+ Acres  
 Muskingum County Tax Map

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Bearings are based on the South Line  
 of a 65.603+ Acre tract surveyed by W. J.  
 Biedenbach, Reg. Surveyor #5718 and dated  
 in November of 1988.

Being a part of the Northeast Quarter  
 of Quarter Township 4, Township 1, Range 7,  
 of the United States Military Lands,  
 Washington Township, Muskingum County,  
 Ohio.

I hereby certify to the best of my  
 knowledge and belief the above plat and  
 survey is correct as prepared by me  
 this 8th day of December 1989.

**OFFICE COPY  
 NOT RECORDABLE**

W. J. BIEDENBACH  
 Reg. Surveyor #5718

STATE OF OHIO  
 BIEDENBACH  
 5718  
 REGISTERED  
 SURVEYOR

DESCRIPTION APPROVED  
 FOR AUDITOR'S TRANSFER

BY J. L. Nantz  
 12-13-89

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

Drawn by:	SDD	Date:	12-08-8
Scale:	1" = 200'	Checked by:	
Job N°:	3117	E. McConnell	