

70-88-07-01-008
4175 OLD WHEELING RD

W. J. Biedenbach & Associates

3120 Lisa Lane
Zanesville, OH 43701

Surveying and Mapping

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DUTRO MOBILE HOMES, INC.
DEED BOOK VOLUME 1139, PAGE 643
AUDITORS PARCEL NUMBER 71-70-88-07-01-003 (PART)

BEING A PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF QUARTER TOWNSHIP 4;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2501.50 FEET (BY DEED) ALONG THE EAST LINE OF QUARTER TOWNSHIP 4 TO A POINT IN COUNTY ROAD 42 (OLD WHEELING ROAD);

THENCE NORTH 05 DEGREES 50 MINUTES 35 SECONDS WEST 860.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF A 24.895 MORE OR LESS ACRE TRACT (DEED VOLUME 1144, PAGE 525);

THENCE WITH THE SOUTH LINE OF THE SAID TRACT THE NEXT THREE COURSES AND DISTANCES:

- 1) **SOUTH 66 DEGREES 55 MINUTES 30 SECONDS WEST 154.96 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**
- 2) **SOUTH 68 DEGREES 41 MINUTES 38 SECONDS WEST 330.58 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**
- 3) **SOUTH 48 DEGREES 21 MINUTES 21 SECONDS WEST 193.20 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR). SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

THENCE SOUTH 15 DEGREES 15 MINUTES 04 SECONDS EAST 633.94 FEET TO A POINT IN THE CENTER OF COUNTY ROAD NUMBER 42 (OLD WHEELING ROAD), PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 301.53 FEET AND 603.94 FEET;

THENCE SOUTH 77 DEGREES 22 MINUTES 20 SECONDS WEST 8.73 FEET TO A POINT IN THE CENTER OF COUNTY ROAD NUMBER 42 (OLD WHEELING ROAD);

THENCE SOUTH 77 DEGREES 13 MINUTES 11 SECONDS WEST 168.27 FEET TO A POINT IN THE CENTER OF COUNTY ROAD NUMBER 42 (OLD WHEELING ROAD);

THENCE LEAVING SAID ROAD AND TRAVERSING THROUGH A 3.578 MORE OR LESS ACRE TRACT CONVEYED TO DUTRO MOBILE HOMES, INC. (DEED VOLUME 1139, PAGE 643), NORTH 17 DEGREES 04 MINUTES 42 SECONDS WEST 481.52 FEET TO AN IRON PIN SET, PASSING IRON PINS SET AT 20.80 FEET AND 256.22 FEET;

THENCE NORTH 37 DEGREES 42 MINUTES 40 SECONDS EAST 240.76 FEET ALONG THE SOUTH LINE OF THE ABOVE SAID 24.895 MORE OR LESS ACRE TRACT TO THE PLACE OF BEGINNING.

CONTAINING 2.374 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY AND ALL OTHER APPLICABLE EASEMENTS.

ALSO THE FOLLOWING INGRESS AND EGRESS EASEMENT.

BEING A PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF QUARTER TOWNSHIP 4;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2501.50 FEET (BY DEED) ALONG THE EAST LINE OF QUARTER TOWNSHIP 4 TO A POINT IN COUNTY ROAD 42 (OLD WHEELING ROAD);

THENCE NORTH 05 DEGREES 50 MINUTES 35 SECONDS WEST 860.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF A 24.895 MORE OR LESS ACRE TRACT (DEED VOLUME 1144, PAGE 525);

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THENCE WITH THE SOUTH LINE OF THE SAID TRACT THE NEXT FOUR COURSES AND DISTANCES;

- 1) SOUTH 66 DEGREES 55 MINUTES 30 SECONDS WEST 154.96 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 2) SOUTH 68 DEGREES 41 MINUTES 38 SECONDS WEST 330.58 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 3) SOUTH 48 DEGREES 21 MINUTES 21 SECONDS WEST 193.20 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 4) SOUTH 37 DEGREES 42 MINUTES 40 SECONDS WEST 240.76 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID LINE AND TRAVERSING THROUGH A 3.578 MORE OR LESS ACRE TRACT CONVEYED TO DUTRO MOBILE HOMES, INC. (DEED VOLUME 1139, PAGE 643), SOUTH 17 DEGREES 04 MINUTES 42 SECONDS EAST 440.67 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT, PASSING AN IRON PIN SET AT 225.30 FEET;

THENCE CONTINUING SOUTH 17 DEGREES 04 MINUTES 42 SECONDS EAST 40.85 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 42 (OLD WHEELING ROAD), PASSING AN IRON PIN SET AT 20.05 FEET;

THENCE WITH THE CENTER OF SAID ROAD, SOUTH 77 DEGREES 13 MINUTES 11 SECONDS WEST 120.10 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A 0.621 MORE OR LESS ACRE TRACT (DEED VOLUME 964, PAGE 291);

THENCE WITH THE EAST LINE OF SAID 0.621 MORE OR LESS ACRE TRACT, NORTH 17 DEGREES 49 MINUTES 36 SECONDS WEST 40.07 FEET TO A POINT, PASSING AN EXISTING IRON PIN AT 20.00 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 76 DEGREES 49 MINUTES 47 SECONDS EAST 120.57 FEET TO THE PLACE OF BEGINNING.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.91 MORE OR LESS ACRES CONVEYED TO PATRICK AND REBECCA FUSNER AS RECORDED IN DEED BOOK VOLUME 659, PAGE 120.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 17TH DAY OF APRIL 2000.

W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

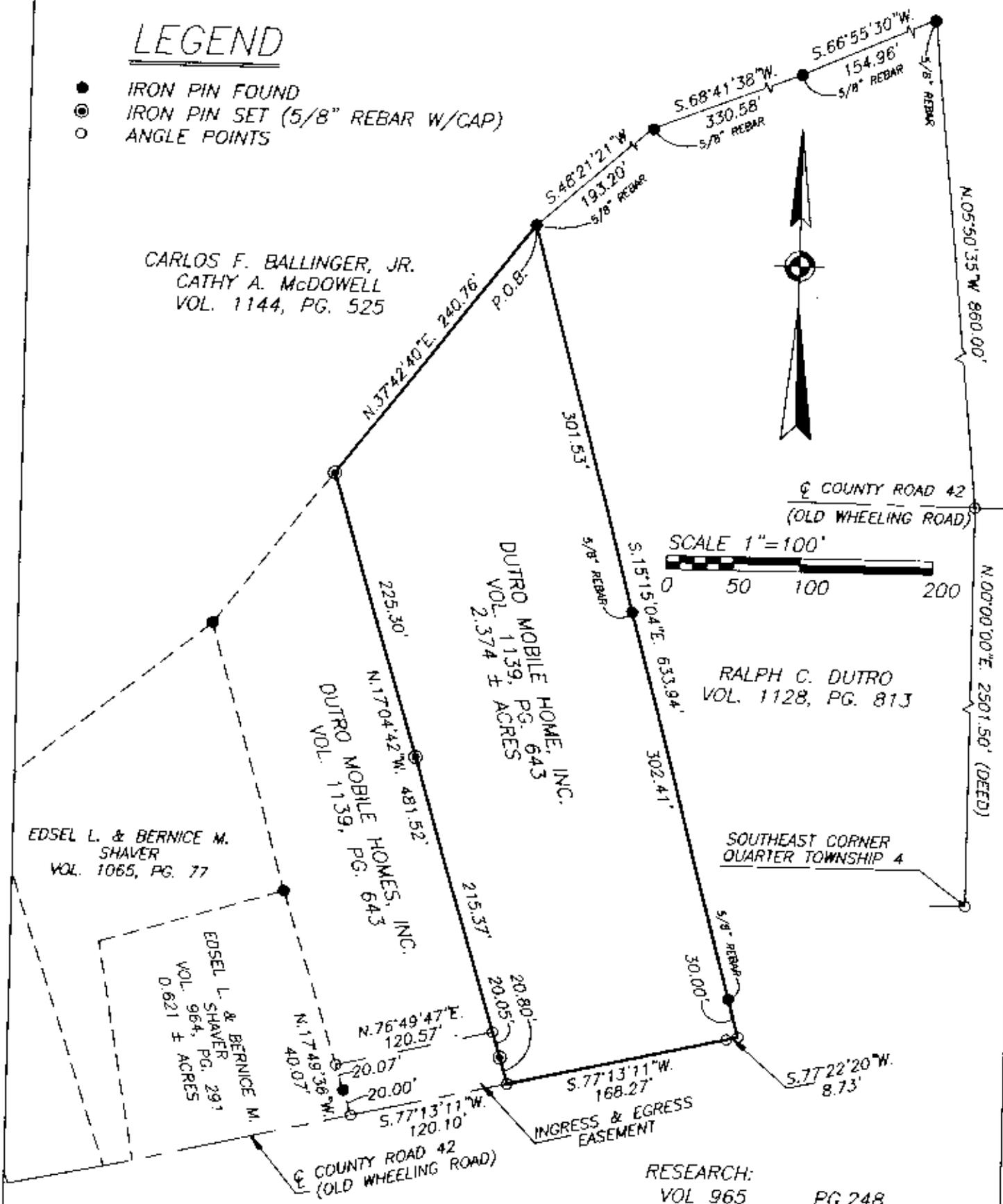
**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION APPROVED
FOR RECORDING
BY: *WJB*
4-21-2000

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS

CARLOS F. BALLINGER, JR.
CATHY A. McDOWELL
VOL. 1144, PG. 525



BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.91 ACRES CONVEYED TO P. AND R. FUSNER AS RECORDED IN DEED BOOK VOLUME 659, PG. 120.

BEING A PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

RESEARCH:

- VOL 965 PG.248
- VOL 396 PG.214
- VOL 830 PG.331
- PREVIOUS SURVEY 24.895 AC.
- PREVIOUS SURVEY 0.621 AC.
- PREVIOUS SURVEY 1.358 AC.
- MUSKINGUM COUNTY TAX MAP

PAR. No. 71-70-88-07-01-003 (PART)

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ZANESVILLE, OHIO
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I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 17th DAY OF APRIL, 2000.

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

DESCRIPTION APPROVED FOR RECORDATION BY: *[Signature]*
9-21-2000

DRAWN BY: WJB	DATE: 04/17/00
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 4558	DWG D:\4558\4558

OFFICE COPY NOT RECORDABLE