

17-52-03-11-002
4027 PINECREST DR

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

DESCRIPTION FOR CONVEYANCE
R. DINGEY
PARCEL NUMBER 17-17-52-03-11-000 (PART)

BEING A PART OF THE SECOND PARCEL AS CONVEYED TO RUSSELL H. DINGEY BY DEED VOLUME 760 PAGE 97 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE THIRD QUARTER OF TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 18; THENCE SOUTH 02 DEGREES 06 MINUTES 35 SECONDS WEST 1734.94 FEET (BY DEED) TO A POINT ON THE EAST LINE OF LOT NUMBER 13; THENCE SOUTH 83 DEGREES 53 MINUTES 35 SECONDS EAST 217.98 FEET (BY DEED) TO A POINT; THENCE SOUTH 02 DEGREES 28 MINUTES 55 SECONDS WEST 647.64 FEET (BY DEED) TO A POINT; THENCE SOUTH 83 DEGREES 21 MINUTES 40 SECONDS EAST 100.00 FEET (BY DEED) TO A POINT; THENCE SOUTH 01 DEGREES 05 MINUTES 35 SECONDS WEST 222.17 FEET (BY DEED) TO A POINT; THENCE SOUTH 83 DEGREES 19 MINUTES 35 SECONDS EAST 357.98 FEET (BY DEED) TO A POINT AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO S. A. WILLIAMS AS RECORDED IN DEED VOLUME 722, PAGE 242 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID POINT BEING SOUTH 19 DEGREES 34 MINUTES 30 SECONDS WEST 287.02 FEET FROM AN EXISTING IRON PIN (1 INCH PIPE); THENCE ALONG THE EAST LINE OF SAID WILLIAMS TRACT SOUTH 19 DEGREES 36 MINUTES 50 SECONDS WEST, PASSING AN EXISTING AXLE AT 189.28 FEET, A TOTAL DISTANCE OF 216.19 FEET TO A POINT IN PINECREST DRIVE; THENCE LEAVING SAID WILLIAMS TRACT SOUTH 83 DEGREES 33 MINUTES 06 SECONDS EAST 51.33 FEET TO A POINT IN SAID ROAD, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE LEAVING SAID ROAD NORTH 19 DEGREES 35 MINUTES 59 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 26.91 FEET, A TOTAL DISTANCE OF 175.00 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 19 DEGREES 35 MINUTES 59 SECONDS WEST 192.59 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 63 DEGREES 39 MINUTES 45 SECONDS EAST 68.38 FEET TO AN IRON PIN SET; THENCE SOUTH 17 DEGREES 38 MINUTES 33 SECONDS WEST, PASSING AN IRON PIN SET AT 120.00 FEET, A TOTAL DISTANCE OF 150.00 FEET TO A POINT IN PINECREST DRIVE; THENCE NORTH 83 DEGREES 33 MINUTES 06 SECONDS WEST 75.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.263 MORE OR LESS ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF PINECREST DRIVE AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE DEED BEARING SOUTH 02 DEGREES 06 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF 68.63 MORE OR LESS ACRES (VOLUME 760, PAGE 98).

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 13TH DAY OF AUGUST 1990.

OFFICE COPY
NOT RECORDABLE

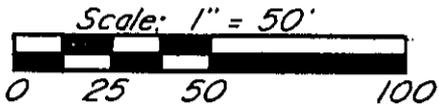
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *R. D. Dingle*
8-16-90

D3220 R. DINGEY

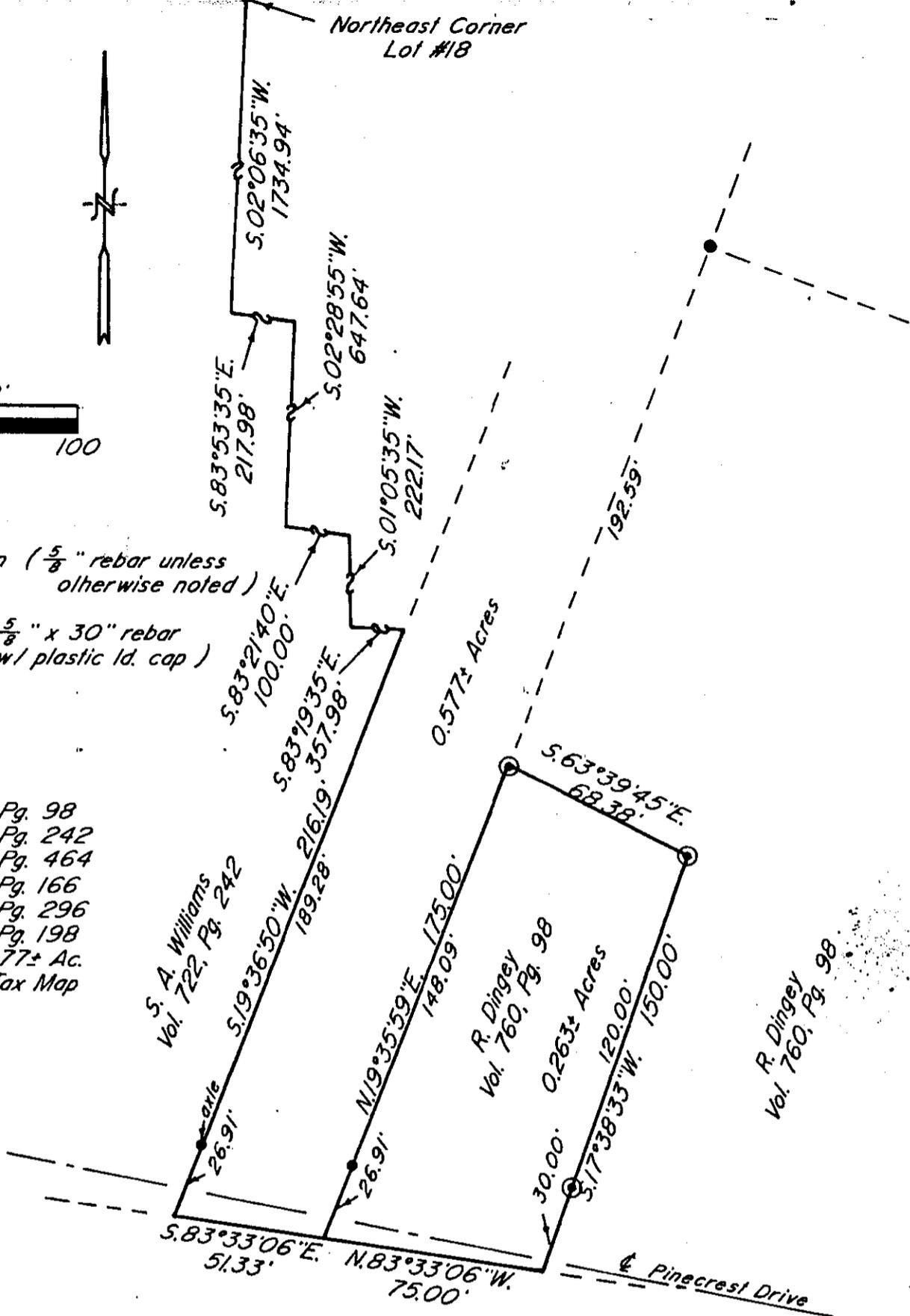
Northeast Corner
Lot #18



- ~ Existing Iron Pin ($\frac{5}{8}$ " rebar unless otherwise noted)
- ⊙ ~ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w/ plastic id. cap)

Research

- Vol. 760 Pg. 98
- Vol. 722 Pg. 242
- Vol. 544 Pg. 464
- Vol. 541 Pg. 166
- Vol. 599 Pg. 296
- Vol. 772 Pg. 198
- Previous survey 0.577± Ac.
- Muskingum County Tax Map



Bearings are based on the deed bearing S.02°06'35"W. along the west line of 68.63± Acres (Vol. 760, Pg. 98).

Being a part of the 3rd Quarter of Township 1, Range 8, of the United States Military Lands, Falls Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as prepared by me, this 13th day of August 1990.

OFFICE COPY

NOT RECORDABLE

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Nault
8-11-90

Par N° 17-17-52-03-11-000 (part)

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 8-13-90
Scale: 1" = 50'	Checked by: JD
Job N°: 3220	R. Dingey