

2060 DRESDEN RA

Map #
17-62-
04-16,17

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

DESCRIPTION FOR CONVEYANCE

BEING A PART OF A TRACT CONVEYED TO WILLIAM L. AND BEVERLY A. FACTOR AS RECORDED IN DEED BOOK VOLUME 664 PAGE 194 AND DEED BOOK VOLUME 695 PAGE 324 OF THE MUSKINGUM COUNTY DEED RECORDS, IN THE 3RD QUARTER OF TOWNSHIP 1, RANGE 7 OF THE UNITED STATES MILITARY LAND XXXXXXXXXX TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKED BY AN EXISTING IRON PIN (AXLE) AT THE SOUTHERLY CORNER OF LOT NUMBER 25 OF HOMESTEAD HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 8 PAGE 65 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE SOUTH 04 DEGREES 42 MINUTES 44 SECONDS WEST 364.20 FEET ALONG THE WEST LINE OF LOT NUMBER 26, 27, 68, 69, AND 70 OF SAID HOMESTEAD HILLS SUBDIVISION TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR), PASSING POINTS MARKED BY EXISTING IRON PINS AT 45.00 FEET, 144.89 FEET, 244.47 FEET, AND 264.97 FEET; THENCE SOUTH 49 DEGREES 53 MINUTES 32 SECONDS WEST 141.23 FEET TO A POINT MARKED BY AN EXISTING IRON PIN (AXLE); THENCE NORTH 84 DEGREES 58 MINUTES 05 SECONDS WEST 278.18 FEET TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE CONVEYED, PASSING POINTS MARKED BY EXISTING IRON PINS (AXLES) AT 163.37 FEET AND 263.00 FEET; THENCE CONTINUING NORTH 84 DEGREES 58 MINUTES 05 SECONDS WEST 450.00 FEET TO A POINT IN DRESDEN ROAD, PASSING AN EXISTING IRON PIN (AXLE) AT 85.01 FEET, 184.91 FEET, AND 284.88 FEET AND AN IRON PIN SET (5/8 INCH REBAR) AT 419.88 FEET; THENCE NORTH 10 DEGREES 05 MINUTES 29 SECONDS EAST 180.06 FEET TO A POINT IN DRESDEN ROAD; THENCE SOUTH 84 DEGREES 58 MINUTES 00 SECONDS EAST 450.00 FEET TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR), PASSING POINTS MARKED BY IRON PINS SET (5/8 INCH REBAR) AT 30.00 FEET AND 74.94 FEET; THENCE SOUTH 10 DEGREES 05 MINUTES 29 SECONDS WEST 180.05 FEET TO THE PLACE OF BEGINNING.

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CONTAINING 1.853 MORE OR LESS ACRES (0.413 MORE OR LESS ACRES IN PARCEL DESCRIBED IN VOLUME 695 PAGE 324-- ALL 1.853 MORE OR LESS ACRES ALSO IN THE PARCEL DESCRIBED IN VOLUME 664 PAGE 194).

SUBJECT TO ALL EASEMENTS OF DRESDEN ROAD.

ALSO SUBJECT TO AN EASEMENT FOR UTILITY PURPOSES OVER AND IN SAID PREMISES AS RECORDED IN VOLUME 695 PAGE 324. ALSO SUBJECT TO A SEWER LINE EASEMENT GRANTED TO ADDISON B. HENRY, JR., ET.AL., BY DEEDS OF RECORD IN DEED BOOK 586 PAGE 188 AND DEED BOOK 587 PAGE 165, AND TO AN EASEMENT FOR INGRESS AND EGRESS GRANTED TO E. SCOTT MC COLLISTER, ET.AL., BY DEED OF RECORD IN DEED BOOK 590 PAGE 261, THE INGRESS AND EGRESS EASEMENTS BEING FURTHER DESCRIBED AS FOLLOWS:

ENGVS Copy
OK WAD
10-3-85

17-62-04-16

BEING A PART OF A TRACT CONVEYED TO WILLIAM L. AND BEVERLY A. FACTOR AS RECORDED IN DEED BOOK VOLUME 664 PAGE 194 AND DEED BOOK VOLUME 695 PAGE 324 OF THE MUSKINGUM COUNTY DEED RECORDS; IN THE 3RD QUARTER OF TOWNSHIP 1, RANGE 7 OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKED BY AN EXISTING IRON PIN (AXLE) AT THE SOUTHERLY CORNER OF LOT NUMBER 25 OF HOMESTEAD HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 8 PAGE 65 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE SOUTH 04 DEGREES 42 MINUTES 44 SECONDS WEST 364.20 FEET ALONG THE WEST LINE OF LOT 26, 27, 68, 69, AND 70 OF SAID HOMESTEAD HILLS SUBDIVISION TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR), PASSING POINTS MARKED BY EXISTING IRON PINS AT 45.00 FEET, 144.89 FEET, 244.47 FEET, AND 264.97 FEET; THENCE SOUTH 49 DEGREES 53 MINUTES 32 SECONDS WEST 141.23 FEET TO A POINT MARKED BY AN EXISTING IRON PIN (AXLE); THENCE NORTH 84 DEGREES 58 MINUTES 05 SECONDS WEST 728.18 FEET TO A POINT IN DRESDEN ROAD, PASSING POINTS MARKED BY EXISTING IRON PINS (AXLES) AT 163.37 FEET, 263.00 FEET, 363.19 FEET, 463.09 FEET, AND 563.06 FEET, AND PASSING POINTS MARKED BY IRON PINS SET (5/8 INCH REBAR) AT 278.18 FEET AND 698.06 FEET; THENCE NORTH 10 DEGREES 05 MINUTES 29 SECONDS EAST 130.10 FEET TO A POINT IN DRESDEN ROAD, SAID POINT BEING THE PLACE OF BEGINNING OF THIS INGRESS AND EGRESS EASEMENT; THENCE CONTINUING NORTH 10 DEGREES 05 MINUTES 29 SECONDS EAST 49.96 FEET TO A POINT IN DRESDEN ROAD; THENCE SOUTH 84 DEGREES 58 MINUTES 00 SECONDS EAST 74.94 FEET TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR), PASSING A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR) AT 30.00 FEET; THENCE SOUTH 62 DEGREES 56 MINUTES 19 SECONDS WEST 93.66 FEET TO THE PLACE OF BEGINNING, PASSING POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR) AT 56.16 FEET

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THERE IS ALSO HEREBY CONVEYED A 20 FOOT EASEMENT FOR ROADWAY PURPOSES ON AN EXISTING DRIVEWAY, SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEING A PART OF A TRACT CONVEYED TO WILLIAM L. AND BEVERLY A. FACTOR AS RECORDED IN DEED BOOK VOLUME 664 PAGE 194 AND DEED BOOK VOLUME 695 PAGE 324 OF THE MUSKINGUM COUNTY DEED RECORDS; IN THE 3RD QUARTER OF TOWNSHIP 1, RANGE 7 OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKED BY AN EXISTING IRON PIN (AXLE) AT THE SOUTHERLY CORNER OF LOT NUMBER 25 OF HOMESTEAD HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 8 PAGE 65 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE SOUTH 04 DEGREES 42 MINUTES 44 SECONDS WEST 364.20 FEET ALONG THE WEST LINE OF LOT NUMBER 26, 27, 68, 69, AND 70 OF SAID HOMESTEAD HILLS SUBDIVISION TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR), PASSING POINTS MARKED BY EXISTING IRON PINS AT 45.00 FEET, 144.89 FEET, 244.47 FEET, AND 264.97 FEET; THENCE SOUTH 49 DEGREES 53 MINUTES 32 SECONDS WEST 141.23 FEET TO A POINT MARKED BY AN EXISTING IRON PIN (AXLE); THENCE NORTH 10 DEGREES 05 MINUTES 29 SECONDS EAST 180.06 FEET TO A POINT IN DRESDEN ROAD, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE CONTINUING NORTH 10 DEGREES 05 MINUTES 29 SECONDS EAST 20.08 FEET TO A POINT; THENCE SOUTH 84 DEGREES 58 MINUTES 00 SECONDS EAST 185.00 FEET TO A POINT, PASSING A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH PIPE) AT 30.00 FEET; THENCE SOUTH 10 DEGREES 05 MINUTES 29 SECONDS WEST 20.08 FEET TO A POINT; THENCE NORTH 84 DEGREES 58 MINUTES 00 SECONDS WEST 185.00 FEET TO THE PLACE OF BEGINNING, PASSING POINTS MARKED BY IRON PINS SET (5/8 INCH REBAR) AT 110.06 FEET AND 155.00 FEET.

I HEREBY CERTIFY THE ABOVE DESCRIPTIONS TO BE CORRECT AS PREPARED FROM A SURVEY MADE BY ME, THIS 20TH DAY OF SEPTEMBER 1985.

[Handwritten Signature]
OFFICE COPY
NOT RECORDABLE

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

D2278 FACTOR



Southerly Corner
of Lot 25 of
Homestead Hills
P.B. 8 Pg. 65

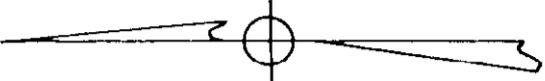
Research:
Deed- Vol. 664 Pg. 194
Deed- Vol. 695 Pg. 324
Deed- Vol. 590 Pg. 261
Deed- Vol. 895 Pg. 122
Plat- P.B. 8 Pg. 65
Musk. Co. Tax Map



Being a part of a tract conveyed
to William L. & Beverly A. Factor as recorded
in Deed Book Vol. 664 Pg. 194 and Deed Book
Vol. 695 Pg. 324 of the Muskingum County
Deed Records; in the 3rd Quarter of Township
1, Range 7 of the United States Military Lands,
Falls Township, Muskingum County, Ohio.

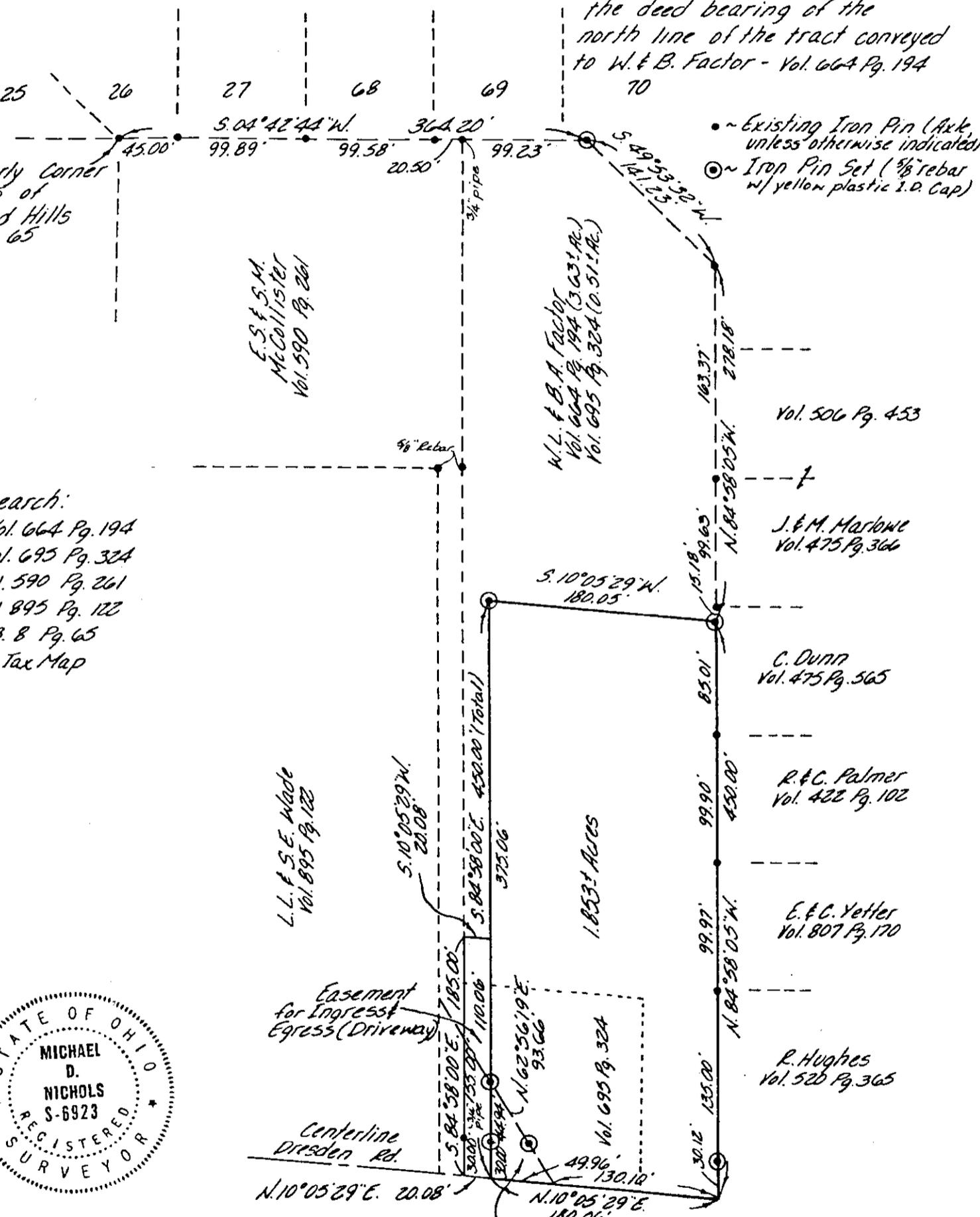
I hereby certify the above plat and survey
to be correct as prepared by me this 20th day
of September 1985

Michael D. Nichols
Michael D. Nichols
Reg. Surveyor #6923

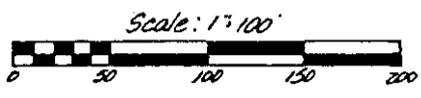


Bearings are based on
the deed bearing of the
north line of the tract conveyed
to W. & B. Factor - Vol. 664 Pg. 194

- Existing Iron Pin (Axle,
unless otherwise indicated)
- ⊙ Iron Pin Set (1/8" rebar
w/ yellow plastic I.D. Cap)



Pat. No.: 18-01313 - 2.38 Ac.
18-01314 - 0.74 Ac.
18-01315 - 0.51 Ac.
3.63 Ac.



W. J. BIEDENBACH & ASSOC.
Surveying & Mapping
3120 Lisa Ln. Zanesville, Ohio 43701
(614) 453-4850

Drawn by: <i>MDV</i>	Date: 9-20-85
Scale: 1"=100'	Checked by: <i>MDV</i>
Job No: 1278-9-85	R. Factor