

1351 MUSSEL MAN DR

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

RONALD E., II AND JUDITH M. SAMPLES  
PARCEL NUMBER 17-17-72-01-42-000 (ALL)

BEING A PART OF THE NORTH HALF OF QUARTER TOWNSHIP FOUR,  
TOWNSHIP ONE, RANGE EIGHT, OF THE UNITED STATES MILITARY  
LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO, AND ALSO BEING  
A PART OF THE 26.88 2/3 ACRE TRACT OF LAND CONVEYED BY  
CLARINDA DEARTH TO MARY J. POWER BY DEED DATED JUNE, 1927 AND  
RECORDED IN DEED BOOK VOLUME 221, PAGE 336 OF THE MUSKINGUM  
COUNTY DEED RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 2 OF  
FIVE OAKS SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 84 OF  
THE MUSKINGUM COUNTY PLAT RECORDS; THENCE NORTH 03 DEGREES 22  
MINUTES 00 SECONDS EAST 180.00 FEET (DEED) ALONG THE WEST  
LINE OF A TRACT CONVEYED TO E. G. AND D. J. ROGERS BY DEED  
RECORDED IN VOLUME 753, PAGE 129 TO AN EXISTING IRON PIN  
(AXLE); THENCE CONTINUING ALONG THE SAID WEST LINE OF THE  
ROGERS TRACT NORTH 36 DEGREES 13 MINUTES 00 SECONDS EAST  
544.94 FEET TO AN EXISTING IRON PIN (AXLE), SAID POINT BEING  
THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE  
DESCRIBED; THENCE CONTINUING NORTH 36 DEGREES 13 MINUTES 00  
SECONDS EAST 210.00 FEET TO AN IRON PIN SET AT THE SOUTHWEST  
CORNER OF A TRACT CONVEYED TO M. SHARKEY BY DEED RECORDED IN  
VOLUME 429, PAGE 509; THENCE WITH THE SOUTH LINE OF SAID  
SHARKEY TRACT NORTH 89 DEGREES 40 MINUTES 22 SECONDS EAST  
512.23 FEET TO AN IRON PIN SET BESIDE A WALNUT TREE ON THE  
WEST LINE OF TOWNSHIP ROAD 473 (MUSSELMAN DRIVE); THENCE WITH  
THE SAID WEST LINE SOUTH 22 DEGREES 00 MINUTES 43 SECONDS  
WEST 242.00 FEET TO AN EXISTING IRON PIN (AXLE) AT THE  
NORTHEAST CORNER OF THE ABOVE MENTIONED ROGERS TRACT; THENCE  
WITH THE NORTH LINE OF SAID ROGERS TRACT NORTH 84 DEGREES 33  
MINUTES 17 SECONDS WEST 548.07 FEET TO THE PLACE OF  
BEGINNING.

CONTAINING 2.451 MORE OR LESS ACRES, SUBJECT TO ALL  
APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH  
PLASTIC IDENTIFICATION CAP.

BEARINGS ARE BASED ON THE WEST LINE OF THE ABOVE  
MENTIONED ROGERS TRACT.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY  
AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6TH DAY  
OF APRIL 1989.

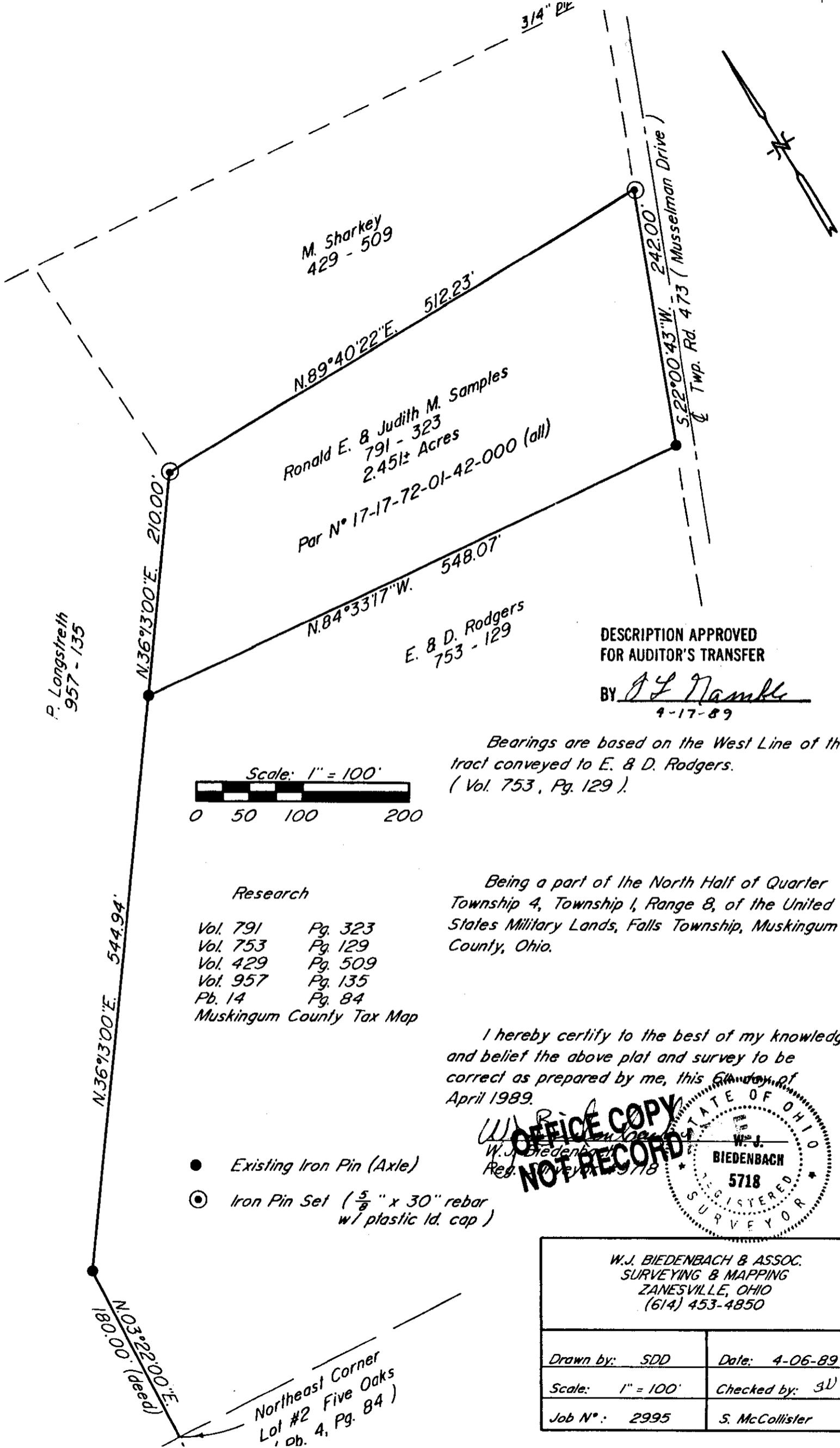
OFFICE COPY  
NOT RECORDABLE  
W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. J. Samples  
4-17-89

D2995 SAMPLES



M. Sharkey  
429 - 509

Ronald E. & Judith M. Samples  
791 - 323  
2.451± Acres  
Par N° 17-17-72-01-42-000 (all)

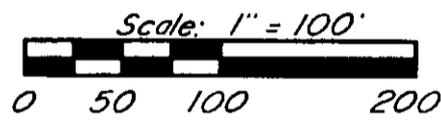
E. & D. Rodgers  
753 - 129

P. Longstreth  
957 - 135

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. F. Namble  
4-17-89

Bearings are based on the West Line of the tract conveyed to E. & D. Rodgers. (Vol. 753, Pg. 129).



Research

- Vol. 791 Pg. 323
  - Vol. 753 Pg. 129
  - Vol. 429 Pg. 509
  - Vol. 957 Pg. 135
  - Pb. 14 Pg. 84
- Muskingum County Tax Map

Being a part of the North Half of Quarter Township 4, 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 6th day of April 1989.

- Existing Iron Pin (Axle)
- ⊙ Iron Pin Set (5/8" x 30" rebar w/ plastic lid cap)

OFFICE COPY  
NOT RECORD

W. J. BIEDENBACH  
Reg. No. 5718

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 4-06-89
Scale: 1" = 100'	Checked by: SD
Job N°: 2995	S. McCollister

Northeast Corner  
Lot #2 Five Oaks  
(ob. 4, Pg. 84)