

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

DESCRIPTION FOR CONVEYANCE
PARCEL NUMBER 17-17-82-02-39-000 (PART)

BEING A PART OF LOT NUMBER 1 OF MONROE AND DUNCAN'S SUBDIVISION AS DELINEATED IN DEED BOOK "P", PAGE 519 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 NORTHWEST CORNER OF LOT NUMBER 1 OF MONROE AND DUNCAN'S SUBDIVISION; THENCE SOUTH 01 DEGREES 48 MINUTES 48 SECONDS WEST 649.27 FEET ALONG THE WEST LINE OF LOT NUMBER 1 TO A POINT ON THE SOUTH LINE OF A 1.975 MORE OR LESS ACRE TRACT PREVIOUSLY SURVEYED BY MICHAEL D. NICHOLS, REGISTERED SURVEYOR NUMBER 6923 AND DATED DECEMBER 11, 1985, SAID POINT BEING SOUTH 88 DEGREES 20 MINUTES 16 SECONDS EAST 32.36 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTH 88 DEGREES 20 MINUTES 16 SECONDS EAST 334.79 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE SOUTH 28 DEGREES 15 MINUTES 35 SECONDS EAST 224.59 FEET ACROSS A SIXTEEN FOOT WIDE STRIP OF GROUND AND ALSO ALONG THE WEST LINE OF A TRACT CONVEYED TO R. J. GONDER AS RECORDED IN DEED VOLUME 498, PAGE 369 OF THE MUSKINGUM COUNTY DEED RECORDS TO AN EXISTING IRON PIN (AXLE) AT THE SOUTHWEST CORNER OF SAID GONDER TRACT, SAID AXLE BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING AN EXISTING AXLE AT 18.22 FEET; THENCE NORTH 61 DEGREES 47 MINUTES 15 SECONDS EAST 148.73 FEET ALONG THE SOUTH LINE OF SAID GONDER TRACT TO A POINT IN THE CENTER OF COUNTY ROAD 296 (JERSEY RIDGE ROAD), PASSING AN EXISTING IRON PIN (AXLE) AT 132.00 FEET; THENCE ALONG THE CENTER OF SAID ROAD AND ALONG THE WEST LINE OF A TRACT CONVEYED TO F. AND W. FOX AS RECORDED IN DEED VOLUME 558, PAGE 524 OF THE MUSKINGUM COUNTY DEED RECORDS SOUTH 28 DEGREES 25 MINUTES 47 SECONDS EAST 49.26 FEET TO A POINT; THENCE SOUTH 27 DEGREES 54 MINUTES 47 SECONDS EAST 240.00 FEET TO A POINT; THENCE SOUTH 29 DEGREES 00 MINUTES 47 SECONDS EAST 89.35 FEET TO A POINT; THENCE LEAVING SAID ROAD SOUTH 55 DEGREES 26 MINUTES 07 SECONDS WEST 183.20 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 16.04 FEET; THENCE NORTH 28 DEGREES 34 MINUTES 38 SECONDS WEST 398.88 FEET TO AN IRON PIN SET; THENCE NORTH 61 DEGREES 47 MINUTES 15 SECONDS EAST 35.71 FEET TO THE PLACE OF BEGINNING.

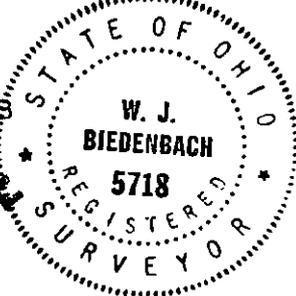
CONTAINING 1.632 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD 296 (JERSEY RIDGE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.975 MORE OR LESS ACRES FOR M. AND M. STOCKDALE AS SURVEYED BY MICHAEL D. NICHOLS, REGISTERED SURVEYOR NUMBER 6923 AND DATED 12-11-85.

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 4TH DAY OF APRIL 1990.

W. J. Biedenbach
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718
D3165 M. GONDER



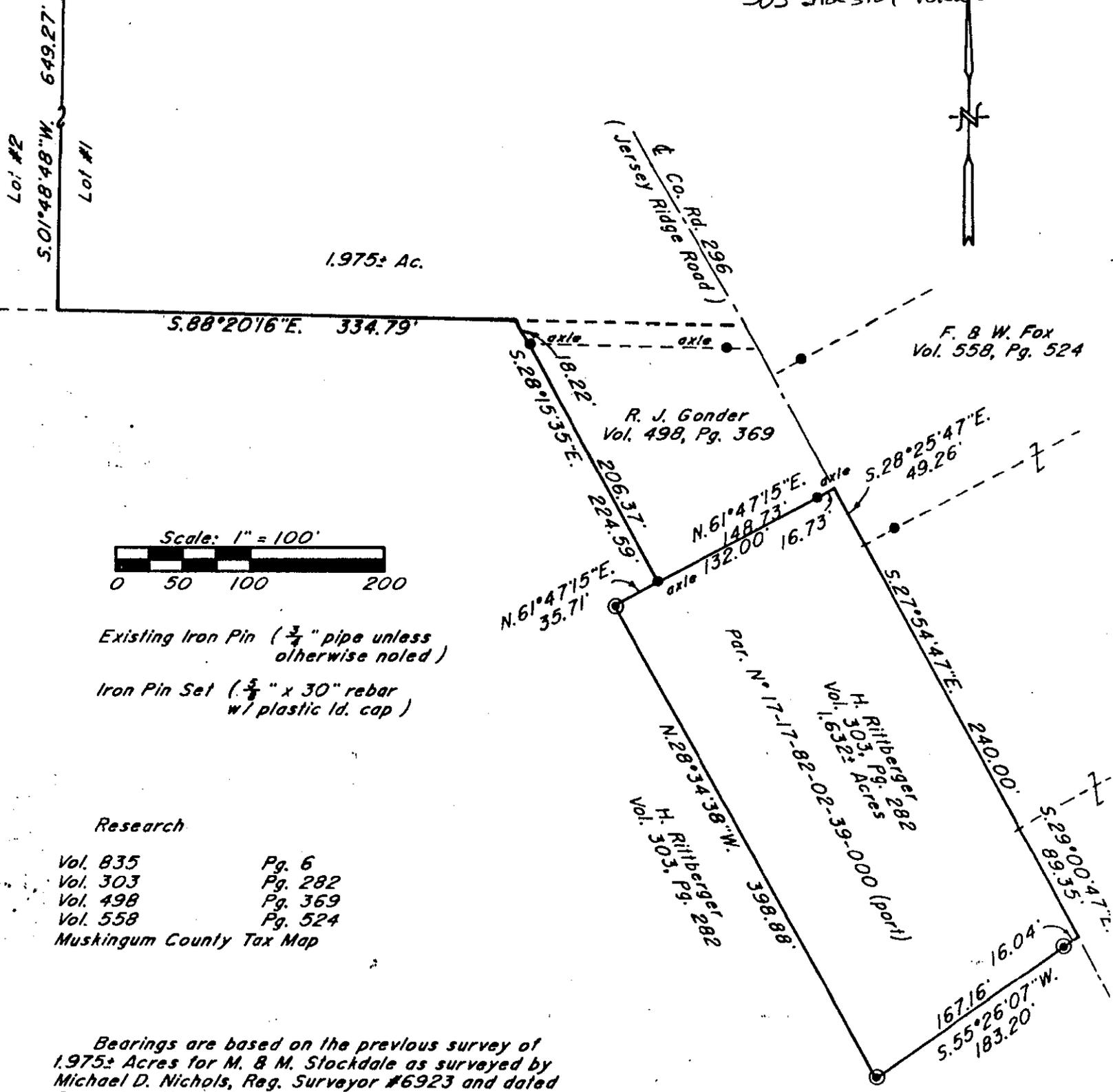
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *J. J. [Signature]*
10-90

OFFICE COPY
NOT RECORDABLE

Northwest Corner of Lot #1 of Monroe & Duncan's Sub. (DB. "P", Pg. 519)

17-82-02-39-001
505 JERSEY RIDGE RD



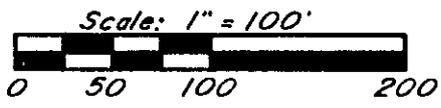
1.975± Ac.

F. B. W. Fox
Vol. 558, Pg. 524

R. J. Gonder
Vol. 498, Pg. 369

H. Rillberger 282
Vol. 303, Pg. 282
1.632± Acres

H. Rillberger 282
Vol. 303, Pg. 282



Existing Iron Pin ($\frac{3}{4}$ " pipe unless otherwise noted)
Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w/ plastic ld. cap)

Research

- Vol. 835 Pg. 6
- Vol. 303 Pg. 282
- Vol. 498 Pg. 369
- Vol. 558 Pg. 524
- Muskingum County Tax Map

Bearings are based on the previous survey of 1.975± Acres for M. & M. Stockdale as surveyed by Michael D. Nichols, Reg. Surveyor #6923 and dated December 11, 1985.

Being a part of Lot 1 of Monroe and Duncan's Subdivision as recorded in Dead Book "P", Page 519 of the Muskingum County Dead Records; Situated in 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 that the plat and survey to be copied as prepared by me, this 6th day of April, 1990.

W. J. Biedenbach
Reg. Surveyor #5718



DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY J. F. Tamm
4-10-90

W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 4-06-90
Scale: 1" = 100'	Checked by: JD
Job N°: 3165	M. Gonder