

# W. J. BIEDENBACH AND ASSOCIATES

SURVEYING AND MAPPING  
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P. BLACKSTONE

AUDITORS PARCEL NUMBER 23-23-80-23-01-~~000~~ <sup>002</sup> (Part)

BEING A PART OF THE TRACT CONVEYED TO PAULINE BLACKSTONE BY DEED RECORDED IN VOLUME 1029, PAGE 35 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2, RANGE 5, UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO J. LINNABARY BY DEED RECORDED IN VOLUME 1007, PAGE 178 OF THE MUSKINGUM COUNTY DEED RECORDS, SOUTH 00 DEGREES 26 MINUTES 29 SECONDS WEST 998.91 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 639 (BLACKSTONE LANE); SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE WITH THE SAID ROAD, SOUTH 74 DEGREES 56 MINUTES 45 SECONDS EAST 66.92 FEET TO A POINT; THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF A TRACT CONVEYED TO C. SNODGRASS BY DEED RECORDED IN VOLUME 1043, PAGE 207 OF THE SAID COUNTY RECORDS, SOUTH 00 DEGREES 17 MINUTES 04 SECONDS WEST 303.94 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 30.93 FEET; THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO E. BROWNING BY DEED RECORDED IN VOLUME 699, PAGE 58 OF THE SAID COUNTY RECORDS, NORTH 89 DEGREES 49 MINUTES 53 SECONDS WEST 65.59 FEET TO AN IRON PIN SET; THENCE WITH THE WEST LINE OF THE SAID BROWNING TRACT, SOUTH 00 DEGREES 03 MINUTES 55 SECONDS WEST 1291.96 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE WITH THE SOUTH LINE OF THE NORTHEAST QUARTER, NORTH 89 DEGREES 22 MINUTES 21 SECONDS WEST 2620.40 FEET TO AN IRON PIN SET; THENCE WITH THE WEST LINE OF THE NORTHEAST QUARTER, NORTH 00 DEGREES 27 MINUTES 19 SECONDS EAST 1225.25 FEET TO AN IRON PIN SET, SAID POINT BEING SOUTH 00 DEGREES 27 MINUTES 19 SECONDS WEST 1401.80 FEET FROM AN EXISTING IRON PIN (3/4 INCH ROD) AT THE NORTHWEST CORNER OF THE SAID NORTHEAST QUARTER; THENCE LEAVING THE SAID WEST LINE AND TRAVERSING THROUGH THE BLACKSTONE TRACT THE NEXT TWELVE COURSES AND DISTANCES:

- 1) NORTH 89 DEGREES 14 MINUTES 34 SECONDS EAST 1714.85 FEET TO AN IRON PIN SET;
- 2) SOUTH 30 DEGREES 15 MINUTES 19 SECONDS EAST 196.27 FEET TO AN IRON PIN SET;
- 3) NORTH 63 DEGREES 40 MINUTES 36 SECONDS EAST 395.84 FEET TO AN IRON PIN SET;
- 4) NORTH 13 DEGREES 02 MINUTES 55 SECONDS WEST, PASSING AN IRON PIN SET AT 28.42 FEET, A TOTAL DISTANCE OF 222.28 FEET TO THE CENTER OF THE ABOVE SAID BLACKSTONE LANE;
- 5) NORTH 59 DEGREES 56 MINUTES 10 SECONDS EAST 41.52 FEET TO A POINT IN THE CENTER OF SAID ROAD;
- 6) NORTH 64 DEGREES 43 MINUTES 39 SECONDS EAST 39.74 FEET TO A POINT IN THE CENTER OF SAID ROAD;
- 7) NORTH 71 DEGREES 02 MINUTES 34 SECONDS EAST 46.40 FEET TO A POINT IN THE CENTER OF SAID ROAD;
- 8) NORTH 76 DEGREES 28 MINUTES 04 SECONDS EAST 52.03 FEET TO A POINT IN THE CENTER OF SAID ROAD;
- 9) NORTH 78 DEGREES 47 MINUTES 18 SECONDS EAST 213.59 FEET TO A POINT IN THE CENTER OF SAID ROAD;
- 10) NORTH 82 DEGREES 32 MINUTES 53 SECONDS EAST 62.39 FEET TO A POINT IN THE CENTER OF SAID ROAD;
- 11) SOUTH 89 DEGREES 55 MINUTES 28 SECONDS EAST 36.95 FEET TO A POINT IN THE CENTER OF SAID ROAD;
- 12) SOUTH 88 DEGREES 22 MINUTES 52 SECONDS EAST 21.60 FEET TO THE PLACE OF BEGINNING.

CONTAINING 78.232 MORE OR LESS ACRES TOTAL, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF TOWNSHIP ROAD 639 (BLACKSTONE LANE) AND ALL OTHER APPLICABLE EASEMENTS.

DESCRIPTION  
APPROVED  
By: [Signature] 11/31/2012

page 1 of 5

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY: [Signature]  
11-19-96

**SUBJECT TO THE FOLLOWING TWENTY-FIVE FOOT WIDE INGRESS AND EGRESS EASEMENT**

BEING A PART OF THE TRACT CONVEYED TO PAULINE BLACKSTONE BY DEED RECORDED IN VOLUME 1029, PAGE 35 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2, RANGE 5, UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO J. LINNABARY BY DEED RECORDED IN VOLUME 1007, PAGE 178 OF THE MUSKINGUM COUNTY DEED RECORDS, SOUTH 00 DEGREES 26 MINUTES 29 SECONDS WEST 998.91 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 639 (BLACKSTONE LANE); THENCE WITH THE SAID ROAD, SOUTH 74 DEGREES 56 MINUTES 45 SECONDS EAST 66.92 FEET TO A POINT; THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF A TRACT CONVEYED TO C. SNODGRASS BY DEED RECORDED IN VOLUME 1043, PAGE 207 OF THE SAID COUNTY RECORDS, SOUTH 00 DEGREES 17 MINUTES 04 SECONDS WEST 303.94 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 30.93 FEET; THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO E. BROWNING BY DEED RECORDED IN VOLUME 699, PAGE 58 OF THE SAID COUNTY RECORDS, NORTH 89 DEGREES 49 MINUTES 53 SECONDS WEST 65.59 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID NORTH LINE AND TRAVERSING THROUGH THE ABOVE SAID BLACKSTONE TRACT THE NEXT TWO COURSES AND DISTANCES:

- 1) SOUTH 88 DEGREES 47 MINUTES 12 SECONDS WEST 443.69 FEET TO AN IRON PIN SET;
- 2) SOUTH 63 DEGREES 40 MINUTES 36 SECONDS WEST 196.22 FEET TO A POINT AT THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE SOUTH 36 DEGREES 19 MINUTES 35 SECONDS WEST 26.52 FEET TO A POINT; THENCE SOUTH 51 DEGREES 45 MINUTES 21 SECONDS WEST 87.02 FEET TO A POINT; THENCE SOUTH 07 DEGREES 09 MINUTES 55 SECONDS WEST 88.70 FEET TO A POINT; THENCE SOUTH 22 DEGREES 25 MINUTES 47 SECONDS EAST 74.34 FEET TO A POINT; THENCE SOUTH 26 DEGREES 48 MINUTES 55 SECONDS EAST 67.22 FEET TO A POINT; THENCE SOUTH 47 DEGREES 56 MINUTES 27 SECONDS WEST 165.00 FEET TO A POINT; THENCE SOUTH 66 DEGREES 34 MINUTES 10 SECONDS WEST 113.16 FEET TO A POINT, SAID POINT BEING NORTH 23 DEGREES 25 MINUTES 50 SECONDS WEST 117.26 FEET FROM AN IRON PIN SET; THENCE NORTH 23 DEGREES 25 MINUTES 50 SECONDS WEST 25.00 FEET TO A POINT; THENCE NORTH 66 DEGREES 34 MINUTES 10 SECONDS EAST 109.06 FEET TO A POINT; THENCE NORTH 47 DEGREES 56 MINUTES 27 SECONDS EAST 141.80 FEET TO A POINT; THENCE NORTH 26 DEGREES 48 MINUTES 55 SECONDS WEST 49.08 FEET TO A POINT; THENCE NORTH 22 DEGREES 25 MINUTES 47 SECONDS WEST 81.90 FEET TO A POINT; THENCE NORTH 07 DEGREES 09 MINUTES 55 SECONDS EAST 77.23 FEET TO A POINT; THENCE SOUTH 69 DEGREES 06 MINUTES 53 SECONDS WEST 165.21 FEET TO A POINT; THENCE NORTH 06 DEGREES 57 MINUTES 13 SECONDS EAST 28.27 FEET TO AN IRON PIN SET; THENCE NORTH 69 DEGREES 06 MINUTES 53 SECONDS EAST 165.33 FEET TO A POINT; THENCE NORTH 51 DEGREES 45 MINUTES 21 SECONDS EAST 37.85 FEET TO A POINT; THENCE NORTH 63 DEGREES 40 MINUTES 36 SECONDS EAST 86.87 FEET TO THE PLACE OF BEGINNING.

**EXCEPTING FROM THE ABOVE DESCRIBED 78.232 MORE OR LESS ACRES THE FOLLOWING DESCRIBED TRACT;**

BEING A PART OF THE TRACT CONVEYED TO PAULINE BLACKSTONE BY DEED RECORDED IN VOLUME 1029, PAGE 35 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2, RANGE 5, UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO J. LINNABARY BY DEED RECORDED IN VOLUME 1007, PAGE 178 OF THE MUSKINGUM COUNTY DEED RECORDS, SOUTH 00 DEGREES 26 MINUTES 29 SECONDS WEST 1320.04 FEET TO AN IRON PIN SET, SAID POINT BEING NORTH 89 DEGREES 49 MINUTES 53 SECONDS WEST 65.59 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO C. SNODGRASS BY DEED RECORDED IN VOLUME 1043, PAGE 207 OF THE SAID COUNTY RECORDS; THENCE; TRAVERSING THROUGH THE ABOVE SAID BLACKSTONE TRACT THE NEXT THREE COURSES AND DISTANCES:

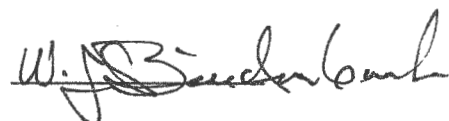
- 1) SOUTH 88 DEGREES 47 MINUTES 12 SECONDS WEST 443.69 FEET TO AN IRON PIN SET;
- 2) SOUTH 89 DEGREES 14 MINUTES 34 SECONDS WEST 453.72 FEET TO AN IRON PIN SET;
- 3) SOUTH 04 DEGREES 27 MINUTES 41 SECONDS EAST 202.52 FEET TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 06 DEGREES 57 MINUTES 13 SECONDS WEST 258.06 FEET TO AN IRON PIN SET; THENCE SOUTH 23 DEGREES 25 MINUTES 50 SECONDS EAST 194.02 FEET TO AN IRON PIN SET; THENCE SOUTH 66 DEGREES 34 MINUTES 10 SECONDS WEST 226.89 FEET TO AN IRON PIN SET; THENCE NORTH 23 DEGREES 25 MINUTES 50 SECONDS WEST 154.56 FEET TO AN IRON PIN SET; THENCE NORTH 14 DEGREES 25 MINUTES 46 SECONDS EAST 410.35 FEET TO AN IRON PIN SET; THENCE SOUTH 83 DEGREES 02 MINUTES 47 SECONDS EAST 122.38 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.000 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923)

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.612 MORE OR LESS ACRES AS RECORDED IN DEED VOLUME 812, PAGE 323.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 5TH DAY OF NOVEMBER 1996.

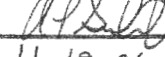



W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718

D4066 BLACKSTONE



DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY   
11-19-96

 1/31/2012

EXISTING IRON PIN  
(3/4" ROD)  
NORTHWEST CORNER  
NORTHEAST QUARTER  
SECTION 23

P. BLACKSTONE  
VOL. 1029 PG. 35

TOWNSHIP ROAD 639		
NUMBER	BEARING	DISTANCE
1	N.59°56'10"E	41.52'
2	N.64°43'39"E	39.74'
3	N.71°02'34"E	46.40'
4	N.76°28'04"E	52.03'
5	N.78°47'18"E	213.59'
6	N.82°32'53"E	62.39'
7	S.89°55'28"E	36.95'
8	S.88°22'52"E	21.60'
9	S.74°56'45"E	66.92'

SCALE 1"=150'

EXISTING IRON PIN  
(5/8" REBAR-W.J.B. CAP)  
NORTHEAST CORNER  
NORTHEAST QUARTER  
SECTION 23

J. LINNABARY  
VOL. 1007 PG. 178

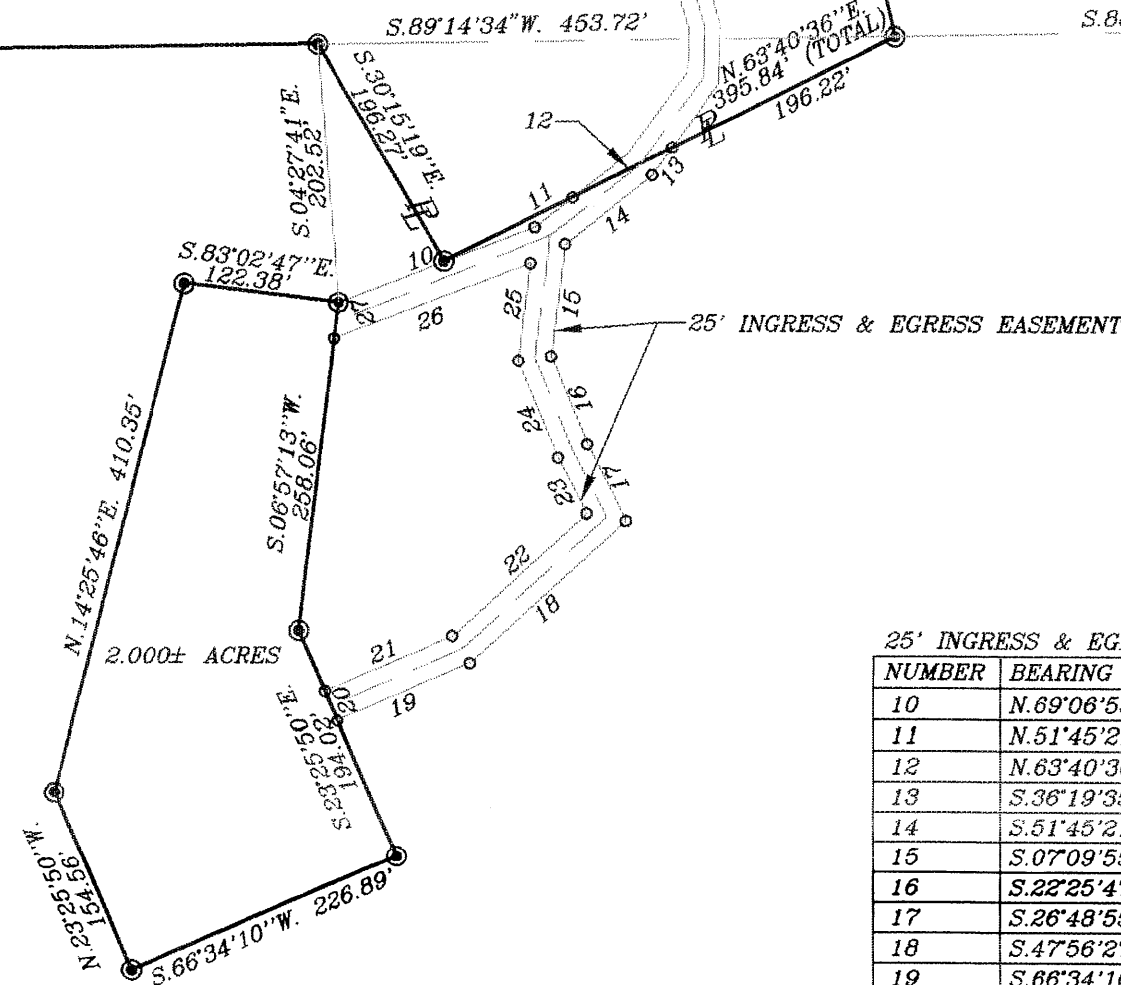
EXISTING IRON PIN  
(3/4" PIPE)

C. SNODGRASS  
VOL. 1043 PG. 207

EXISTING IRON PIN  
(3/4" PIPE)

N.89°49'53"W. 65.59'

PAULINE BLACKSTONE  
VOL. 1029 PG. 35  
78.232± ACRES (TOTAL) C.O.D.  
AUDITORS PARCEL NUMBER-23-23-80-23-01-000 (PART)



25' INGRESS & EGRESS EASEMENT		
NUMBER	BEARING	DISTANCE
10	N.69°06'53"E	165.33'
11	N.51°45'21"E	37.85'
12	N.63°40'36"E	86.87'
13	S.36°19'35"W	26.52'
14	S.51°45'21"W	67.02'
15	S.07°09'55"W	88.70'
16	S.22°25'47"E	74.34'
17	S.26°48'55"E	67.22'
18	S.47°56'27"W	165.00'
19	S.66°34'10"W	113.16'
20	N.23°25'50"W	25.00'
21	N.66°34'10"E	109.06'
22	N.47°56'27"E	141.80'
23	N.26°48'55"W	49.08'
24	N.22°25'47"W	81.90'
25	N.07°09'55"E	77.23'
26	S.69°06'53"W	165.21'
27	N.06°57'13"E	28.27'

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY W.J. Biedenbach  
11-19-96

RESEARCH:  
PREVIOUS SURVEYS OF  
NORTHWEST SECTION 22  
VOL. 1007 PG. 178  
VOL. 1043 PG. 207  
MUSKINGUM CO. TAX MAPS  
U.S.G.S. TOPO MAP (OTSEGO QUADRANGLE)

## LEGEND

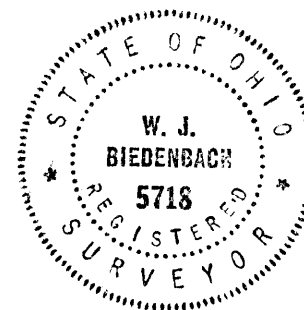
- IRON PIN FOUND
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ⊕ QUARTER CORNER

W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(614) 453-4850

DRAWN BY: AJS	DATE: 11-05-96
SCALE: 1"=150'	CHECKED BY: WJB
JOB NO: 4066	DRAWING NO: D:\4066\4066

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 5th DAY OF NOVEMBER, 1996.

W.J. Biedenbach  
W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718



W. & C. SMITH  
VOL. 550 PG. 693

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 2, RANGE 5, UNITED STATES MILITARY LANDS,  
HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO

BEARINGS ARE BASED ON THE PREVIOUS SURVEY  
OF 1.612± ACRE AS RECORDED IN DEED VOLUME 812,  
PAGE 323.

P. BLACKSTONE  
VOL. 1029 PG. 35

J. CLEMENSON  
VOL. 1036 PG. 283