

23-90-19-01-001

4375 LOWER BLOOMFIELD RD

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

DESCRIPTION FOR CONVEYANCE  
PARCEL NUMBER 23-23-90- 19-04-000 (PART)

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19; THENCE ALONG THE WEST LINE OF SAID QUARTER AND ALONG THE WEST LINE OF A 131.487 MORE OR LESS ACRE TRACT CONVEYED TO J. AND C. ARENA RECORDED IN DEED VOLUME 829, PAGE 133 OF THE MUSKINGUM COUNTY DEED RECORDS SOUTH 01 DEGREE 13 MINUTES 44 SECONDS EAST 2004.82 FEET TO THE SOUTH LINE OF SAID ARENA TRACT; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 22 MINUTES 11 SECONDS EAST 1302.98 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE); THENCE LEAVING SAID SOUTH LINE NORTH 86 DEGREES 51 MINUTES 24 SECONDS EAST 618.79 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 657 (ELBERT LANE), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE ALONG THE CENTER OF SAID ROAD NORTH 26 DEGREES 48 MINUTES 35 SECONDS WEST 21.14 FEET TO AN IRON PIN SET; THENCE LEAVING SAID ROAD NORTH 8 DEGREES 46 MINUTES 43 SECONDS WEST 241.52 FEET TO AN IRON PIN SET; THENCE NORTH 40 DEGREES 12 MINUTES 37 SECONDS EAST 264.98 FEET TO AN IRON PIN SET; THENCE SOUTH 59 DEGREES 03 MINUTES 27 SECONDS EAST 253.46 FEET TO AN IRON PIN SET; THENCE SOUTH 24 DEGREES 55 MINUTES 58 SECONDS WEST 185.28 FEET TO AN IRON PIN SET; THENCE SOUTH 58 DEGREES 31 MINUTES 40 SECONDS WEST, PASSING AN IRON PIN SET AT 292.08 FEET, A TOTAL DISTANCE OF 309.49 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.330 MORE OR LESS ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF TOWNSHIP ROAD 657 (ELBERT LANE) AND ALL OTHER APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 131.487 MORE OR LESS ACRES CONVEYED TO J. AND C. ARENA AS RECORDED IN DEED VOLUME 829, PAGE 133 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 25TH DAY OF FEBRUARY 1992 FROM AN ACTUAL FIELD SURVEY COMPLETED ON THE 21ST DAY OF FEBRUARY 1992.

W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718

D3439-4 J. ARENA

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. J. Hambl  
2/27/92

Northwest Corner  
Northeast Quarter  
Section 19



S. 01°13'44"E. 2004.82'

J. & C. Arena  
Vol. 829, Pg. 133

131.487± Acres

J. & C. Arena  
Vol. 829, Pg. 133

2.330± Acres

For N° 23-23-90-19-04-000 (part)

N. 89°22'11"E.  
1302.98'

N. 86°51'24"E.  
618.79'

N. 26°48'35"W.  
21.14'

N. 08°46'43"W.

241.52'

N. 40°12'37"E.

264.98'

S. 59°03'27"E.

253.46'

S. 24°55'58"W.  
185.28'

292.03'

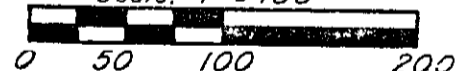
309.49'

S. 58°31'40"W.

17.46'

↖ Twp. Rd. 657  
(Elbert Lane)

Scale: 1" = 100'



Bearings are based on the previous survey  
of 131.487± Acres recorded in Deed Book Volume  
829, Pg. 133 of the Muskingum County Deed  
Records.

Being a part of the Northeast Quarter of  
Section 19, Township 2, Range 5, of the United  
States Military Lands, Highland Township,  
Muskingum County, Ohio.

- ~ Existing Iron Pin ( $\frac{1}{2}$ " pipe)
- ⊙ ~ Iron Pin Set ( $\frac{5}{8}$ " x 30" rebar  
w/ plastic ld. cap)

Research

Vol. 829 Pg. 133  
Muskingum County Tax Map

I hereby certify to the best of my knowledge,  
information, and belief, the above plat and survey  
to be correct as prepared by me this 25th day of  
February 1992, from a visual field survey  
completed on the 25th day of February 1992.

**OFFICE COPY  
NOT RECORDABLE**

W. J. Biedenbach  
Reg. Surveyor #5718

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. L. Namb  
2/27/92



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

Drawn by: SDD	Date: 2-25-92
Scale: 1" = 100'	Checked by: JP
Job N°: 3439	J. Arena

Legal description to Deed from Kenneth S. Williams and Barbara Jane Williams to Robert L. Williams and Mary Jane Williams, dated June \_\_\_\_\_ 1985 -- Continued--

TRACT TWO: 23-90-19-01-001

Being a part of the 7.610 more or less acre tract conveyed to Kenneth S. and Barbara J. Williams as recorded in Deed Book Volume 655, Page 267 of the Muskingum County Deed Records; Situated in the Northeast Quarter of Section 19, Township 2, Range 5, of the United States Military Lands, Highland Township, Muskingum County, Ohio and being further described as follows:

Commencing at a point marked by an existing iron pin (1/2 inch pipe) at the northwest corner of the said Northeast Quarter of Section 19; thence North 88 degrees 53 minutes 00 seconds East 1893.53 feet along the north line of the said Northeast Quarter to a point marked by an existing iron pin (5/8 inch rebar), said point being the Northwest Corner of a 1.78 more or less acre tract (also the northwest corner of the above mentioned 7.610 more or less acre tract); thence continuing north, 88 degrees, 53 minutes 00 seconds East 296.09 feet along said North line of the Northeast Quarter to a point marked by an existing iron pin (3/4 inch I.D. Pipe) at the north East corner of the said 1.78 more or less acre tract, said point being the place of beginning of the tract herein intended to be conveyed; thence continuing North 88 degrees, 53 minutes, 00 seconds East 418.85 feet along said North line of the Northeast Quarter to a point marked by an iron pin set (5/8 inch rebar), said point being the northeast corner of the said northeast Quarter; thence South 01 degree, 16 minutes 30 seconds East 290.06 feet along the east line of the said Northeast Quarter to a point, marked by an existing iron pin (3/4 inch rebar), said point being North 01 degrees 16 minutes 30 seconds West 3.96 feet from a point marked by an existing iron pin (3/4 inch rebar); thence South 38 degrees 50 minutes 28 seconds West 223.92 feet along the northerly line of a 2.881 more or less acre tract conveyed in Deed Book Volume 679, Page 271 of the Muskingum County Deed Records to a point marked by an existing iron pin (5/8 inch rebar); thence North 45 degrees 58 minutes 11 seconds West 255.67 feet along the said northerly line of the 2.881 more or less acre tract to a point marked by an existing iron pin (5/8 inch rebar); thence North 51 Degrees, 49 minutes, 52 seconds. West 149.52 feet to a point marked by an existing iron pin (3/4 inch I.D. Pipe), on the easterly line of the above mentioned 1.79 more or less acre tract; thence North 05 degrees, 05 minutes, 24 seconds East 186.87 feet along the said Easterly line of the 1.78 more or less acre tract to the place of beginning.

CONTAINING 3.351 more or less acres, subject to the ingress and egress easement conveyed in Deed Book Volume 679, Page 271 of the Muskingum County Deed Records.

EXCEPTING AND RESERVING to the Grantor's their heirs, executors or assigns the following right of way and easement for ingress and egress to the 1.78± acres retained by the Grantors;

Being a part of the 7.610 more or less acre tract conveyed to Kenneth S. and Barbara J. Williams as recorded in Deed Book Volume 655, Page 267 of the Muskingum County Deed Records: Situated in the Northeast Quarter of Section 19, Township 2, Range 5, of the United States Military Lands, Highland Township, Muskingum County, Ohio and being further described as follows:

Commencing at a point marked by an existing iron pin (1/2 inch I.D. Pipe) at the Northwest corner of the said Northeast Quarter of Section 19; thence North 88 degrees, 53 minutes 00 seconds East 1893.53 feet along the North line of the said Northeast Quarter to a point marked by an existing iron pin (5/8 inch rebar), said point being the Northwest corner of a 1.78 more or less acre tract (also the Northwest corner of the above mentioned 7.610 acre tract); thence continuing North 88 degrees 53 minutes 00 seconds East 269.09 feet along the said North line of the Northeast Quarter to a point marked by an existing iron pin (3/4 inch I.D. Pipe); thence South 05 degrees 05 minutes 24 seconds West 92.57 feet to a point in the center of an existing gravel drive, said point being in the center of the 20 foot ingress and egress easement, said point also being the place of beginning of this easement; thence North 44 degrees 58 minutes 02 seconds East 14.72 feet along the

DESCRIPTION APPROVED  
for Auditor's transfer  
BY J. D. H. H. H.  
6-12-85

Legal description to Deed from Kenneth S. Williams and Barbara Jane Williams to Robert L. Williams and Mary Jane Williams, dated June \_\_\_\_, 1985. --Continued--

center of the easement to a point; thence North 56 degrees 11 minutes 53 seconds East 18.65 feet along the center of the easement to a point; thence North 68 degrees 08 minutes 08 seconds East 38.95 feet along the center of the easement to a point; thence North 78 degrees 16 minutes 30 seconds East 126.25 feet along the center of the easement to a point; thence North 82 degrees 55 minutes 50 seconds East 48.47 feet along the center of the easement to a point; thence North 86 degrees 35 minutes 04 seconds East 72.03 feet along the center of the easement to a point; thence South 86 degrees 53 minutes 12 seconds East 122.30 feet along the center of the easement to a point on the East line of the Northeast Quarter of Section 19.

TRACT THREE:

ALSO RESERVING a right of way and easement for ingress and egress 20 foot in width across a tract conveyed to Dennis S. and Ethelene L. Hanna, and being further described as:

Being a part of the Northwest Quarter of Section 20, Township 2, Range 5, of the United States Military Lands, Highland Township, Muskingum County, Ohio and being further described as follows:

Being a part of the Northwest Quarter of Section 20, Township 2, Range 5, of the United States Military Lands, Highland Township, Muskingum County, Ohio and being further described as follows:

Commencing at a point marked by an iron pin set (5/8 inch rebar) at the Northwest corner of the said northwest Quarter of Section 20, said point being North 88 degrees 53 minutes 00 seconds East 2608.47 feet from a point marked by an existing iron pin (1/2 inch I.D. Pipe) at the Northwest corner of the Northeast Quarter of Section 19; thence South 01 degrees 16 minutes 30 seconds East 32.86 feet to a point in the center of an existing gravel drive, said point also being the center and the place of beginning of the following described 20 foot ingress and egress easement; thence South 86 degrees 53 minutes 12 seconds East 38.31 feet along the said center of the easement to a point in the center of County Road Number 65.

The above description prepared June 5, 1985 by W. J. Beidenbach, Registered Surveyor #5718.

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DESCRIPTION APPROVED  
for Auditor's transfer

By J. L. Harris  
6-12-85

