

23-90-20-04-002
4024 LOWER BLOOMFIELD RD

W.J. Biedenbach & Associates

Surveying and Mapping

3120 Lisa Lane
Zanesville, OH 43701

Telephone (614) 453-4850
Fax (614) 450-1000

D. & E. HANNA

AUDITORS PARCEL NUMBER 23-23-90-20-04-000 (PART)
AUDITORS PARCEL NUMBER 23-23-90-20-07-000 (PART)

BEING A PART OF THE WEST HALF OF SECTION 20, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (1/2 INCH PIPE) AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER;

THENCE WITH THE WEST LINE OF THE NORTHWEST QUARTER, NORTH 01 DEGREES 16 MINUTES 30 SECONDS WEST 995.12 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (1/2 INCH PIPE) AT 621.17 FEET;

THENCE LEAVING THE SAID WEST LINE, AND TRAVERSING THROUGH THE DENNIS AND ETHELENE HANNA TRACT (VOLUME 524, PAGE 592), NORTH 89 DEGREES 18 MINUTES 18 SECONDS EAST 2630.51 FEET TO AN IRON PIN SET ON THE EAST LINE OF THE SAID NORTHWEST QUARTER, PASSING IRON PINS SET AT 705.90 FEET, AND 2243.12 FEET;

THENCE WITH THE SAID EAST LINE, SOUTH 01 DEGREES 35 MINUTES 09 SECONDS EAST 1036.37 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER AT 986.76 FEET;

THENCE CONTINUING WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 20 SOUTH 01 DEGREES 35 MINUTES 29 SECONDS EAST 776.56 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID EAST LINE AND WITH THE NORTH LINE OF A TRACT CONVEYED TO C. YOUNG BY DEED VOLUME 668, PAGE 177, THE NEXT THREE COURSES AND DISTANCES:

- 1) SOUTH 78 DEGREES 54 MINUTES 58 SECONDS WEST 1729.81 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 935.51 FEET;
- 2) NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST 156.75 FEET TO AN IRON PIN SET;
- 3) SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST 462.00 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 65 (LOWER BLOOMFIELD ROAD), PASSING AN IRON PIN SET AT 442.63 FEET;

THENCE WITH THE SAID ROAD AND THE EAST LINE OF A 6.20 ACRE TRACT CONVEYED TO L. HANNA BY DEED VOLUME 938, PAGE 119, NORTH 01 DEGREES 10 MINUTES 03 SECONDS WEST 72.41 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE NORTH LINE OF THE SAID L. HANNA TRACT, NORTH 87 DEGREES 23 MINUTES 53 SECONDS WEST 469.08 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, PASSING EXISTING IRON PINS AT 27.50 FEET (1/2 INCH REBAR) AND AT 460.10 FEET (3/4 INCH PIPE);

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THENCE WITH THE SAID WEST LINE OF THE SOUTHWEST QUARTER, NORTH 01 DEGREES 24 MINUTES 09 SECONDS WEST 890.25 FEET TO THE PLACE OF BEGINNING.

CONTAINING 118.438 MORE OR LESS ACRES EXCEPTING 0.92 MORE OR LESS ACRES PREVIOUSLY CONVEYED TO WILLIAM HANNA BY DEED VOLUME 938, PAGE 269 AND EXCEPTING 3.826 MORE OR LESS ACRES BY SURVEY WHICH WAS CONVEYED TO ETHELENE HANNA BY DEED VOLUME 1011, PAGE 400 (3.75 ACRES BY DEED) LEAVING 113.692 MORE OR LESS ACRES TO BE CONVEYED BY THIS DESCRIPTION 58.977 MORE OR LESS ACRES IN NORTHWEST QUARTER AND 54.715 MORE OR LESS ACRES IN THE SOUTHWEST QUARTER, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY AND ALL OTHER APPLICABLE EASEMENTS.

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

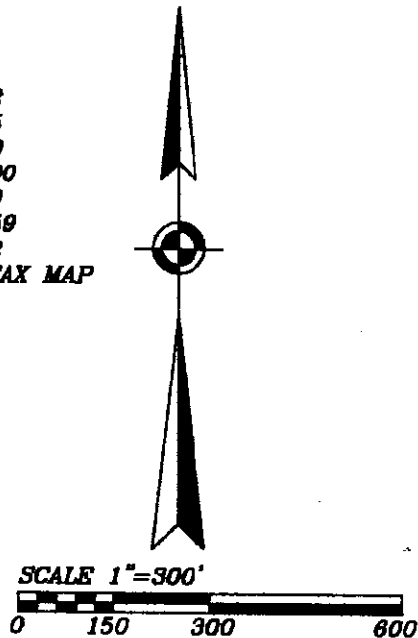
THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 131.487 MORE OR LESS ACRES AS RECORDED IN VOLUME 829, PAGE 133 OF THE MUSKINGUM COUNTY DEED RECORDS, COMPLETED BY W. J. BIEDENBACH, PS 5718 (DATED MARCH 26, 1980)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 7th DAY OF DECEMBER 1998.

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY WJB
12-29-98

RESEARCH:
VOL. 791, PG. 9
VOL. 679, PG. 271
VOL. 423, PG. 632
VOL. 357, PG. 325
VOL. 668, PG. 179
VOL. 1011, PG. 400
VOL. 938, PG. 119
VOL. 1129, PG. 959
VOL. 993, PG. 462
MUSKINGUM CO. TAX MAP



J. P. & C. A. ARENA
VOL. 829, PG. 133

LEGEND

SOUTHWEST CORNER OF THE
NORTHWEST QUARTER

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

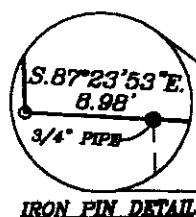
D.S. & E. HANNA
VOL. 357, PG. 325
VOL. 423, PG. 631

D.S. & E. HANNA
VOL. 357, PG. 325
VOL. 423, PG. 631

E. HANNA
VOL. 1011, PG. 400
3.75 ± ACRES (DEED)
3.826 ± ACRES (SURVEYED)

D.S. & E. HANNA
VOL. 357, PG. 325
VOL. 423, PG. 631
118.438 ± ACRES (TOTAL)
EXCEPTING 0.92 ACRES (VOL. 938, PG. 269)
EXCEPTING 3.826 ACRES BY SURVEY (VOL. 1011, PG. 400)

54.715 ± ACRES



IRON PIN DETAIL

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 21st DAY OF DECEMBER 1998.

**OFFICE COPY
NOT RECORDABLE**

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

L. HANNA
VOL. 938, PG. 119

C. YOUNG
VOL. 668, PG. 177

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *WJB*
12-29-98

W.J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY: AJS	DATE: 12-07-98
SCALE: 1"=300'	CHECKED BY: WJB
JOB NO: 4368	DRAWING NO: D:\4368\4368

D.S. & E. HANNA
VOL. 524, PG. 592

SURVEY FOR WILLIAM HANNA

AUDITORS PARCEL NUMBER
23-23-90-20-04-000 (PART)
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UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 131.487 MORE OR LESS ACRES AS
RECORDED IN DEED BOOK VOLUME 829, PAGE 133 OF THE MUSKINGUM COUNTY DEED
RECORDS, COMPLETED BY W. J. BIEDENBACH (PS# 5718), DATED MARCH 26, 1980.

W. HANNA
VOL. 938, PG. 269
0.92 ± ACRES
LOCATION OF OCCUPIED LOT
DIFFERS FROM DEED LOT
58.977 ± ACRES

D.S. & E. HANNA
VOL. 524, PG. 592

J. MORTON
VOL. 1067, PG. 170

SOUTHEAST CORNER OF THE
NORTHWEST QUARTER

G. VICKERS
VOL. 530, PG. 778