

23-90-22-02-002
12363 Blackstone LN
W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
3120 LISA LANE, ZANESVILLE, OHIO 43701 (614)453-4850

DESCRIPTION FOR CONVEYANCE
PARCEL NUMBER 23-23-90-22-02-000 (PART)

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 22; THENCE ALONG THE EAST LINE OF SAID QUARTER SOUTH 04 DEGREES 11 MINUTES 15 SECONDS WEST 1289.53 FEET (BY DEED) TO A POINT; THENCE NORTH 86 DEGREES 53 MINUTES 30 SECONDS WEST, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 1631.99 FEET, A TOTAL DISTANCE OF 1656.99 FEET (BY DEED) TO A POINT IN THE CENTER OF STATE ROUTE 83, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE LEAVING SAID ROAD AND FOLLOWING THE SOUTH LINE OF THE GRANTOR NORTH 86 DEGREES 53 MINUTES 30 SECONDS WEST 886.10 FEET TO AN EXISTING IRON PIN (5/8 REBAR) AT THE SOUTHEAST CORNER OF A 16.028 MORE OR LESS ACRE TRACT AS SURVEYED BY W. J. BIEDENBACH, REGISTERED SURVEYOR #5718 AND DATED JULY OF 1991, SAID IRON PIN BEING SOUTH 86 DEGREES 53 MINUTES 30 SECONDS EAST 76.71 FEET FROM AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE WEST LINE OF THE SAID NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID 16.028 MORE OR LESS ACRE TRACT NORTH 03 DEGREES 06 MINUTES 30 SECONDS EAST 449.42 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF A 5.00 MORE OR LESS ACRE TRACT CONVEYED TO D. FLOWERS AS RECORDED IN DEED VOLUME 1070, PAGE 238 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID FLOWERS TRACT SOUTH 86 DEGREES 53 MINUTES 30 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 779.26 FEET, A TOTAL DISTANCE OF 804.26 FEET TO A POINT IN THE CENTER OF STATE ROUTE 83; THENCE ALONG THE CENTER OF SAID ROAD THE NEXT TWO COURSES AND DISTANCES:
1) SOUTH 11 DEGREES 15 MINUTES 23 SECONDS EAST 107.87 FEET TO A POINT,
2) SOUTH 05 DEGREES 57 MINUTES 48 SECONDS EAST 349.28 FEET TO THE PLACE OF BEGINNING.

CONTAINING 8.760 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF STATE ROUTE 83 AND TOWNSHIP ROAD 639 (BLACKSTONE LANE) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 16.500 MORE OR LESS ACRES AS SURVEYED BY W. J. BIEDENBACH, REGISTERED SURVEYOR #5718 AND DATED JUNE 6, 1980.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 18TH DAY OF MAY 1993.

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

D3624-5 L. HUFFMAN

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY A. L. Smith
6-10-93

Joseph A. Caldwell
Vol. 1016, Pg. 503

D. Flowers
Vol. 1070, Pg. 238

Joseph A. Caldwell
Vol. 1016, Pg. 503

8.760± Acres

Par N° 23-23-90-22-02-000 (part)

M. & D. Pavlik
Vol. 835, Pg. 189

Scale: 1" = 100'

- Existing Iron Pin ($\frac{5}{8}$ " rebar unless otherwise noted)
- ⊙ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w/ plastic id. cap)

Research

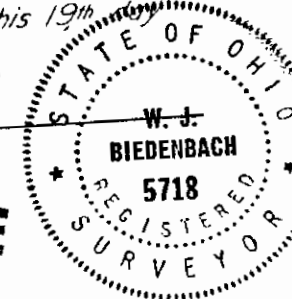
Vol. 835 Pg. 189
Vol. 574 Pg. 512
Vol. 1070 Pg. 238
Vol. 1016 Pg. 503
Muskingum County Tax Map

Bearings are based on the previous survey of 16,500± Acres as surveyed by W.J. Biedenbach, Registered Surveyor #5718 and dated June 6, 1980.

Being a part of the Northeast Quarter of Section 22, Township 2, Range 5, of the United States Military Lands, Highland Township, Muskingum County, Ohio.

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 19th day of May, 1993.

OFFICE COPY
NOT RECORDABLE



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY W.J. Biedenbach
6-10-93

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 5-19-93
Scale: 1" = 100'	Checked by: <u>L. Huffman</u>
Job N°: 3624	