

DESCRIPTION FOR CONVEYANCE

BEING A PART OF A 49.509 ACRE MORE OR LESS TRACT CONVEYED TO LEONA S. HIXON AS RECORDED IN DEED BOOK VOLUME 812 PAGE 35 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6; THENCE NORTH 86 DEGREES 18 MINUTES 39 SECONDS WEST 1166.34 FEET (BY DEED) ALONG THE SOUTH LINE OF SAID SECTION 6 TO A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH I.D. PIPE), SAID POINT BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO DONALD S. AND MARY B. CANTER AS RECORDED IN DEED BOOK VOLUME 672 PAGE 155 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE CONTINUING NORTH 86 DEGREES 18 MINUTES 39 SECONDS WEST 228.95 FEET ALONG THE SAID SOUTH LINE OF SECTION 6 TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR), SAID POINT BEING SOUTH 86 DEGREES 18 MINUTES 39 SECONDS EAST 446.47 FEET FROM A POINT MARKED BY AN EXISTING IRON PIN (3/8 INCH ROD) IN THE CENTER OF COUNTY ROAD NUMBER 8; THENCE NORTH 10 DEGREES 01 MINUTE 29 SECONDS EAST 150.42 FEET TO A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH I.D. PIPE) AT THE SOUTH EASTERLY CORNER OF A 7.536 ACRE MORE OR LESS TRACT AS CONVEYED IN DEED BOOK VOLUME 816 PAGE 28 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE NORTH 02 DEGREES 07 MINUTES 35 SECONDS EAST 178.19 FEET ALONG THE EASTERLY LINE OF THE SAID 7.536 ACRE MORE OR LESS TRACT TO A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH I.D. PIPE), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE CONVEYED; THENCE NORTH 62 DEGREES 26 MINUTES 50 SECONDS WEST 349.91 FEET ALONG THE NORTHERLY LINE OF THE SAID 7.536 ACRE MORE OR LESS TRACT TO A POINT IN THE CENTER OF COUNTY ROAD NUMBER 8, PASSING A POINT MARKED BY AN EXISTING IRON PIN (3/4 INCH I.D. PIPE) AT 329.63 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 382.09 FEET (CHORD BEARING NORTH 16 DEGREES 17 MINUTES 08 SECONDS EAST 271.83 FEET) AN ARC DISTANCE OF 277.92 FEET TO A POINT IN THE SAID CENTER OF COUNTY ROAD NUMBER 8; THENCE LEAVING THE SAID ROAD SOUTH 68 DEGREES 48 MINUTES 34 SECONDS EAST 326.65 FEET TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR), PASSING A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR) AT 18.76 FEET; THENCE SOUTH 13 DEGREES 02 MINUTES 26 SECONDS WEST 312.76 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.127 ACRES MORE OR LESS, SUBJECT TO THE EASEMENTS OF COUNTY ROAD NUMBER 8 (FLINT RIDGE ROAD).

BEARINGS ARE BASED ON THE DEED BEARING OF THE SOUTH LINE OF SECTION 6 (VOLUME 812 PAGE 35).

I HEREBY CERTIFY THE ABOVE DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 22ND DAY OF JULY 1985.

OFFICE COPY
NOT RECORDABLE

D2220

County Copy

Bearings are based
on the deed bearing of
the south line of Section
6 - Vol. 812 Pg. 35

- Existing Iron Pin
(3/4" i.d. pipe)
- ⊙ Iron Pin Set (1/2" x 30"
rebar)



25-05-06-25-002
ADDRESS N/A

L.S. Hixon
Vol. 812 Pg. 35
2.127 ± Acres

L.S. Hixon
Vol. 812 Pg. 35
49.509 ± Acres

Vol. 816 Pg. 28

Southeast Corner
of Section 6

N. 86° 18' 39" W.
1166.34'

D. & M. Carter
Vol. 672 Pg. 155

R. A. Jackson
Vol. 549 Pg. 607

References:

- Deed - Vol. 812 Pg. 35
- Deed - Vol. 816 Pg. 28
- Plat of 49.509 ± Ac. tract (Previous
Survey)
- Deed - Vol. 672 Pg. 155
- Deed - Vol. 809 Pg. 134

BEING A PART OF A 49.509 ACRE
MORE OR LESS TRACT CONVEYED
TO LEONA S. HIXON AS RECORDED
IN DEED BOOK VOLUME 812 PAGE
35 OF THE MUSKINGUM COUNTY
DEED RECORDS; SITUATED IN THE
SOUTHEAST QUARTER OF SECTION
6, TOWNSHIP 1, RANGE 9, OF THE
UNITED STATES MILITARY LANDS,
HOPEWELL TOWNSHIP, MUSKINGUM
COUNTY, OHIO.

I HEREBY CERTIFY THE ABOVE
PLAT AND SURVEY TO BE CORRECT
AS PREPARED BY ME, THIS 22ND
DAY OF JULY 1985.

OFFICE COPY
NOT RECORDABLE

W. J. BIEDENBACH
REG. SURVEYOR

Scale: 1" = 100'



W. J. BIEDENBACH & ASSOC.
Surveying & Mapping
3120 Lisa Ln. Zanesville, Ohio 43701
(614) 453-4850

Drawn by: <i>MDV</i>	Date: 7-19-85
Scale: 1" = 100'	Checked by: <i>MDV</i>
Job No: 2220-7-85	K. H. Kertie

Pac* 25-02169