

25-24-15-07-002

ADDRESS N/A

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

DESCRIPTION FOR CONVEYANCE

RURAL ESTATES INC.

PARCEL NUMBER 25-25-24-15-07-000 (PART)

PARCEL NUMBER 25-25-24-15-14-001 (PART)

BEING A PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP
1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL
TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED
AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE NORTHEAST CORNER
OF THE NORTHWEST QUARTER OF SECTION 15; THENCE NORTH 89
DEGREES 55 MINUTES 52 SECONDS EAST 391.70 FEET ALONG THE
SOUTH LINE OF A 8.567 MORE OR LESS ACRE TRACT CONVEYED TO C.
S. RITTENHOUSE BY DEED RECORDED IN VOLUME 904, PAGE 23 OF THE
MUSKINGUM COUNTY DEED RECORDS, TO A POINT, SAID POINT BEING
SOUTH 89 DEGREES 55 MINUTES 52 SECONDS WEST 430.67 FEET FROM
AN EXISTING IRON PIN (1/2 INCH REBAR); THENCE SOUTH 00
DEGREES 56 MINUTES 27 SECONDS WEST 1058.40 FEET, ALONG THE
WEST LINE OF A 12.145 MORE OR LESS ACRE TRACT CONVEYED TO
ROBERT MONNETT BY DEED RECORDED IN VOLUME 964, PAGE 90 OF THE
MUSKINGUM COUNTY DEED RECORDS, TO A POINT IN THE CENTER OF
TOWNSHIP ROAD 122 (MT. OLIVE ROAD), PASSING EXISTING IRON
PINS (3/4 INCH ID PIPE) AT 0.88 FEET AND 1038.39 FEET; THENCE
WITH THE CENTER OF THE SAID TOWNSHIP ROAD THE NEXT FIVE
COURSES AND DISTANCES:

- 1) NORTH 64 DEGREES 15 MINUTES 04 SECONDS WEST 12.20 FEET
ALONG THE NORTH LINE OF A 3.567 MORE OR LESS ACRE TRACT
CONVEYED TO G. MC ELFRESH BY DEED RECORDED IN VOLUME 560,
PAGE 168 OF THE SAID COUNTY RECORDS TO A POINT, SAID POINT
BEING SOUTH 64 DEGREES 15 MINUTES 04 SECONDS EAST 119.00 FEET
FROM AN EXISTING IRON PIN (1/2 INCH PIPE-BENT),
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 536.04 FEET
(CHORD BEARING NORTH 76 DEGREES 51 MINUTES 20 SECONDS WEST
232.35 FEET) AN ARC DISTANCE OF 234.20 FEET ALONG THE SAID
NORTH LINE OF MC ELFRESH TO A RAIL ROAD SPIKE SET AT THE
NORTHEAST CORNER OF SAID TRACT,
- 3) NORTH 89 DEGREES 00 MINUTES 03 SECONDS WEST 78.30 FEET TO
A P/K NAIL SET,
- 4) SOUTH 86 DEGREES 08 MINUTES 51 SECONDS WEST 90.03 FEET TO
A P/K NAIL SET,
- 5) SOUTH 82 DEGREES 18 MINUTES 15 SECONDS WEST 43.41 FEET TO
A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT
HEREIN INTENDED TO BE DESCRIBED; THENCE LEAVING SAID ROAD
SOUTH 03 DEGREES 19 MINUTES 24 SECONDS EAST 166.50 FEET TO AN
IRON PIN SET, PASSING AN IRON PIN SET AT 15.13 FEET; THENCE
NORTH 86 DEGREES 40 MINUTES 36 SECONDS EAST 194.75 FEET TO AN
IRON PIN SET ON THE WEST LINE OF THE ABOVEMENTIONED MC
ELFRESH TRACT; THENCE ALONG SAID WEST LINE SOUTH 02 DEGREES
26 MINUTES 34 SECONDS WEST 483.73 FEET TO AN EXISTING IRON
PIN (1/2 INCH PIPE) AT THE SOUTHWEST CORNER OF SAID TRACT;
THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 87 DEGREES 47
MINUTES 20 SECONDS EAST 59.44 FEET TO A POINT; THENCE LEAVING
SAID SOUTH LINE SOUTH 30 DEGREES 31 MINUTES 12 SECONDS WEST
329.21 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT
124.72 FEET; THENCE SOUTH 39 DEGREES 11 MINUTES 10 SECONDS

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WEST 123.91 FEET TO AN IRON PIN SET; THENCE NORTH 76 DEGREES 01 MINUTES 19 SECONDS WEST 98.66 FEET TO AN IRON PIN SET; THENCE NORTH 40 DEGREES 45 MINUTES 33 SECONDS WEST 129.77 FEET TO AN IRON PIN SET; THENCE NORTH 32 DEGREES 02 MINUTES 55 SECONDS WEST 131.11 FEET TO AN IRON PIN SET; THENCE NORTH 09 DEGREES 10 MINUTES 24 SECONDS WEST 108.83 FEET TO AN IRON PIN SET; THENCE NORTH 06 DEGREES 33 MINUTES 12 SECONDS EAST 393.09 FEET TO AN IRON PIN SET; THENCE NORTH 86 DEGREES 40 MINUTES 36 SECONDS EAST 110.00 FEET TO AN IRON PIN SET; THENCE NORTH 03 DEGREES 19 MINUTES 24 SECONDS WEST 265.35 FEET TO A POINT IN THE ABOVEMENTIONED TOWNSHIP ROAD, PASSING AN IRON PIN SET AT 250.00 FEET; THENCE ALONG THE CENTER OF SAID ROAD NORTH 82 DEGREES 18 MINUTES 15 SECONDS EAST 131.90 FEET TO THE PLACE OF BEGINNING.

CONTAINING 7.834 MORE OR LESS ACRES, TOTAL (5.493 MORE OR LESS ACRES OUT OF PARCEL NUMBER 25-25-24-15-07-000 AND 2.341 MORE OR LESS ACRES OUT OF PARCEL NUMBER 25-25-24-15-14-001), SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF TOWNSHIP ROAD 122 (MT OLIVE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PIN SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 3.982 MORE OR LESS ACRE TRACT AS SURVEYED BY W. J. BIEDENBACH, REGISTERED SURVEYOR #5718 AND DATED FEBRUARY 27, 1986.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 26TH DAY OF JUNE 1989.

~~NOTICE COPY~~
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

D30190 ZINKON

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Namski

7-14-89

With correction as shown
on page 1