

25-35-11-14
6895 PINECREST DR

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RITA STURTZ

AUDITORS PARCEL NUMBER 25-25-35-01-10-000 (ALL)—7.489 ACRES
AUDITORS PARCEL NUMBER 25-25-35-11-14-000 (ALL)—1.637 ACRES

BEING A PART OF LOT 22 OF THE QUARTER TOWNSHIP 1 AND A PART OF SECTION 11 OF TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID LOT 22;

THENCE WITH THE SOUTH LINE OF SAID LOT 22, SOUTH 87 DEGREES 26 MINUTES 37 SECONDS EAST 946.63 FEET (BY DEED) TO A POINT IN COUNTY ROAD 35 (PINECREST DRIVE), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 925.63 FEET;

THENCE WITH THE SAID COUNTY ROAD AND THE EAST LINE OF A TRACT CONVEYED TO WILLIAM K. SWINGLE (DEED VOLUME 654, PAGE 23), NORTH 16 DEGREES 21 MINUTES 38 SECONDS WEST 515.05 FEET TO A POINT IN THE SAID ROAD;

THENCE LEAVING THE SAID ROAD AND WITH THE SOUTH LINE OF A TRACT CONVEYED TO GEORGE AND WILMA KREAGER (DEED VOLUME 1069, PAGE 152), SOUTH 87 DEGREES 58 MINUTES 47 SECONDS EAST 743.63 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 25.65 FEET;

THENCE CONTINUING WITH THE SAID KREAGER TRACT, SOUTH 01 DEGREES 37 MINUTES 09 SECONDS WEST 390.00 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE), SAID IRON PIN BEING THE NORTHERLY CORNER OF A TRACT CONVEYED TO RUSSELL NELSON (DEED VOLUME 570, PAGE 632);

THENCE WITH THE WESTERLY LINE OF THE NELSON TRACT, SOUTH 44 DEGREES 01 MINUTES 52 SECONDS WEST 486.00 FEET TO A POINT IN THE ABOVE SAID COUNTY ROAD, PASSING AN IRON PIN SET AT 466.00 FEET;

THENCE WITH THE CENTER OF SAID COUNTY ROAD AND THE EAST LINE OF A TRACT CONVEYED TO JOHN AND FLORA WELSH (DEED VOLUME 537, PAGE 209) THE FOLLOWING NINE COURSES AND DISTANCES:

1. NORTH 64 DEGREES 24 MINUTES 32 SECONDS WEST 71.39 FEET TO A POINT;
2. NORTH 60 DEGREES 45 MINUTES 56 SECONDS WEST 34.63 FEET TO A POINT;
3. NORTH 56 DEGREES 39 MINUTES 07 SECONDS WEST 29.86 FEET TO A POINT;
4. NORTH 51 DEGREES 54 MINUTES 35 SECONDS WEST 43.46 FEET TO A POINT;
5. NORTH 45 DEGREES 47 MINUTES 35 SECONDS WEST 30.06 FEET TO A POINT;
6. NORTH 38 DEGREES 25 MINUTES 19 SECONDS WEST 31.59 FEET TO A POINT;
7. NORTH 31 DEGREES 08 MINUTES 57 SECONDS WEST 35.52 FEET TO A POINT;
8. NORTH 22 DEGREES 24 MINUTES 09 SECONDS WEST 49.02 FEET TO A POINT;
9. NORTH 16 DEGREES 21 MINUTES 38 SECONDS WEST 61.37 FEET TO THE PLACE OF BEGINNING.

CONTAINING 9.126 MORE OR LESS ACRES, 7.489 MORE OR LESS ACRES IN LOT 22 AND 1.637 MORE OR LESS ACRES IN SECTION 11, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 35 AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS6923-PS7923).

BEARINGS ARE BASED ON TRUE NORTH BY SUN HOUR ANGLE METHOD AS SHOWN ON THE PREVIOUS SURVEY OF A 12.14 ACRES TRACT BY R. MAX GRAVES (P.S. 5792) DATED SEPTEMBER 16, 1987.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 12TH DAY OF SEPTEMBER 2001.

OFFICE COPY
NOT RECORDED
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY K. Buckley
9-13-2001

SURVEY FOR MIKE THOMAS

AUDITORS PARCEL NUMBER

25-25-35-01-10-000 (ALL) - 7.489 ± ACRES

25-25-35-11-14-000 (ALL) - 1.637 ± ACRES

BEING A PART OF LOT 22 OF THE QUARTER TOWNSHIP 1 AND A PART OF SECTION 11 OF TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON TRUE NORTH BY SUN HOUR ANGLE METHOD AS SHOWN ON THE PREVIOUS SURVEY OF A 12.14 ACRES TRACT BY R. MAX GRAVES (P.S. 5792) DATED SEPTEMBER 16, 1987.

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ANGLE POINTS

RESEARCH:

VOL. 505, PG. 721
VOL. 721, PG. 242
VOL. 1556, PG. 297
MUSKINGUM CO. TAX MAP

PREVIOUS SURVEY OF 12.14 ACRES
BY R. M. GRAVES (PS# 5792), DATED
09-16-87.

PREVIOUS SURVEY OF 1.26, 1.08,
1.00 ACRES BY L. P. DINAN (PS#
5451), DATED 08-07-69.

GEORGE & WILMA KREAGER
VOL. 1069, PG. 152

WILLIAM K. SWINGLE
VOL. 654, PG. 23

CHAD M. BACK
VOL. 1532, PG. 785

RITA STURTZ
VOL. 1556, PG. 296
9.126 ± ACRES (TOTAL)

7.489 ± ACRES

LOT 22
SECTION 11

1.637 ± ACRES

466.00'
01'52"W. 486.00'
RUSSELL NELSON
VOL. 570, PG. 632

**SOUTHWEST CORNER
OF LOT 22**

LOT 22 925.63'

SECTION 11 S.87°26'37"E. 946.63' (DEED)

JOHN & FLORA WELSH
VOL. 537, PG. 209

LINE DATA

No.	BEARING	DISTANCE
1	N.64°24'32"W.	71.39'
2	N.60°45'56"W.	34.63'
3	N.56°39'07"W.	29.86'
4	N.51°54'35"W.	43.46'
5	N.45°47'35"W.	30.06'
6	N.38°25'19"W.	31.59'
7	N.31°08'57"W.	35.52'
8	N.22°24'09"W.	49.02'
9	N.16°21'38"W.	61.37'

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY K. Buckley
9-13-2001

BIEDENBACH ENGINEERING, INC.
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY:
AJS

DATE: 09-12-01

SCALE:
1"=200'

CHECKED BY:
MDN

JOB NO:
4729

DRAWING NO:
D:\4729\4729

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 12th DAY OF SEPTEMBER, 1903.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923