

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

DESCRIPTION FOR CONVEYANCE

ETHEL GROVES

PARCEL NUMBER 25-25-40-41-02-000 (ALL)

PARCEL NUMBER 25-25-40-41-21-000 (ALL)

PARCEL NUMBER 25-25-40-41-10-001 (ALL)

BEING A PART OF MILITARY LOTS NUMBER 1,2, AND 3 IN QUARTER
TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY
LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER
DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHWEST CORNER OF LOT NUMBER
2; THENCE NORTH 00 DEGREES 53 MINUTES 07 SECONDS EAST 1651.95 FEET
ALONG THE WEST LINE OF LOT NUMBER 3 AND THE EAST LINE OF A TRACT
CONVEYED TO J. AND C. LOGAN AS RECORDED IN DEED VOLUME 961, PAGE
183 OF THE MUSKINGUM COUNTY DEED RECORDS TO AN IRON PIN SET AT THE
NORTHWEST CORNER OF LOT NUMBER 3; THENCE SOUTH 89 DEGREES 17
MINUTES 00 SECONDS EAST, PASSING AN IRON PIN SET AT 1523.90 FEET,
A TOTAL DISTANCE OF 1553.90 FEET ALONG THE NORTH LINE OF SAID LOT
NUMBER 3 TO AN EXISTING RAIL ROAD SPIKE IN THE CENTER OF COUNTY
ROAD 8 (FLINT RIDGE ROAD), SAID SPIKE BEING THE NORTHWEST CORNER
OF A TRACT CONVEYED TO J. AND S. STOLTZFUS AS RECORDED IN DEED
VOLUME 860, PAGE 99 OF THE SAID COUNTY DEED RECORDS; THENCE ALONG
SAID ROAD AND ALONG SAID STOLTZFUS TRACT THE NEXT FOUR COURSES AND
DISTANCES:

1) SOUTH 29 DEGREES 29 MINUTES 02 SECONDS EAST 130.96 FEET TO A
POINT,

2) SOUTH 17 DEGREES 09 MINUTES 01 SECONDS EAST 249.43 FEET TO A
POINT,

3) SOUTH 30 DEGREES 17 MINUTES 17 SECONDS EAST 114.05 FEET TO A
POINT,

4) SOUTH 41 DEGREES 47 MINUTES 36 SECONDS EAST 179.74 FEET TO AN
EXISTING RAIL ROAD SPIKE AT THE SOUTHERN MOST CORNER OF SAID
STOLTZFUS TRACT; THENCE CONTINUING ALONG SAID ROAD THE NEXT TWO
COURSES AND DISTANCES:

1) SOUTH 39 DEGREES 55 MINUTES 20 SECONDS EAST 87.34 FEET TO A
POINT,

2) SOUTH 37 DEGREES 21 MINUTES 12 SECONDS EAST 61.53 FEET TO A
POINT AT THE NORTHERN MOST CORNER OF A TRACT CONVEYED TO L. AND J.
CALDWELL AS RECORDED IN DEED VOLUME 572, PAGE 408 OF THE SAID
COUNTY DEED RECORDS; THENCE SOUTH 01 DEGREES 16 MINUTES 01 SECONDS
WEST, PASSING AN IRON PIN SET AT 30.54 FEET, A TOTAL DISTANCE OF
973.82 FEET ALONG THE WEST LINE OF SAID CALDWELL TRACT TO AN IRON
PIN SET AT THE SOUTHWEST CORNER OF SAID CALDWELL TRACT, SAID IRON
PIN BEING ON THE NORTH LINE OF A TRACT CONVEYED TO R. AND P.
MILLER AS RECORDED IN DEED VOLUME 601, PAGE 130 OF THE SAID COUNTY
DEED RECORDS; THENCE NORTH 89 DEGREES 10 MINUTES 04 SECONDS WEST
652.10 FEET ALONG THE NORTH LINE OF SAID MILLER TRACT TO AN
EXISTING STONE; THENCE SOUTH 00 DEGREES 49 MINUTES 20 SECONDS WEST
182.89 FEET ALONG THE WEST LINE OF SAID MILLER TRACT TO AN
EXISTING IRON PIN (3/4 INCH PIPE) ON THE NORTH LINE OF A TRACT
CONVEYED TO WM. H. LUBURGH AS RECORDED IN DEED VOLUME 866, PAGE

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147 OF THE SAID COUNTY DEED RECORDS; THENCE NORTH 89 DEGREES 29 MINUTES 32 SECONDS WEST 266.16 FEET ALONG THE NORTH LINE OF SAID LUBURGH TRACT TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF SAID LUBURGH TRACT; THENCE SOUTH 00 DEGREES 13 MINUTES 10 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF SAID LUBURGH TRACT AT 990.56 FEET, AND PASSING AN IRON PIN SET AT 1401.80 FEET, A TOTAL DISTANCE OF 1441.65 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 415 (HOPEWELL NATIONAL ROAD); THENCE SOUTH 83 DEGREES 48 MINUTES 49 SECONDS WEST 1084.88 FEET ALONG SAID ROAD TO A POINT IN THE CENTER OF SAID ROAD ON THE WEST LINE OF LOT NUMBER 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT CONVEYED TO K. AND C. JOHNSON AS RECORDED IN DEED VOLUME 829, PAGE 3 OF THE SAID COUNTY DEED RECORDS; THENCE NORTH 00 DEGREES 53 MINUTES 07 SECONDS EAST, PASSING AN IRON PIN SET AT 39.59 FEET, A TOTAL DISTANCE OF 1771.78 FEET ALONG THE EAST LINE OF SAID JOHNSON TRACT AND ALONG THE WEST LINES OF LOTS NUMBER 1 AND NUMBER 2 TO THE PLACE OF BEGINNING.

CONTAINING 113.959 MORE OR LESS ACRES TOTAL, HAVING 71.391 IN LOT NUMBER 3, 39.949 MORE OR LESS ACRES IN LOT NUMBER 2 AND 2.619 MORE OR LESS ACRES IN LOT NUMBER 1. SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD NUMBER 8 AND COUNTY ROAD 415 AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON AN ASSUMED BEARING OF NORTH 00 DEGREES 53 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF LOT NUMBER 2.

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

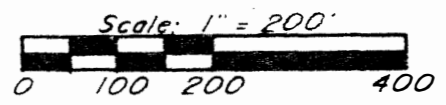
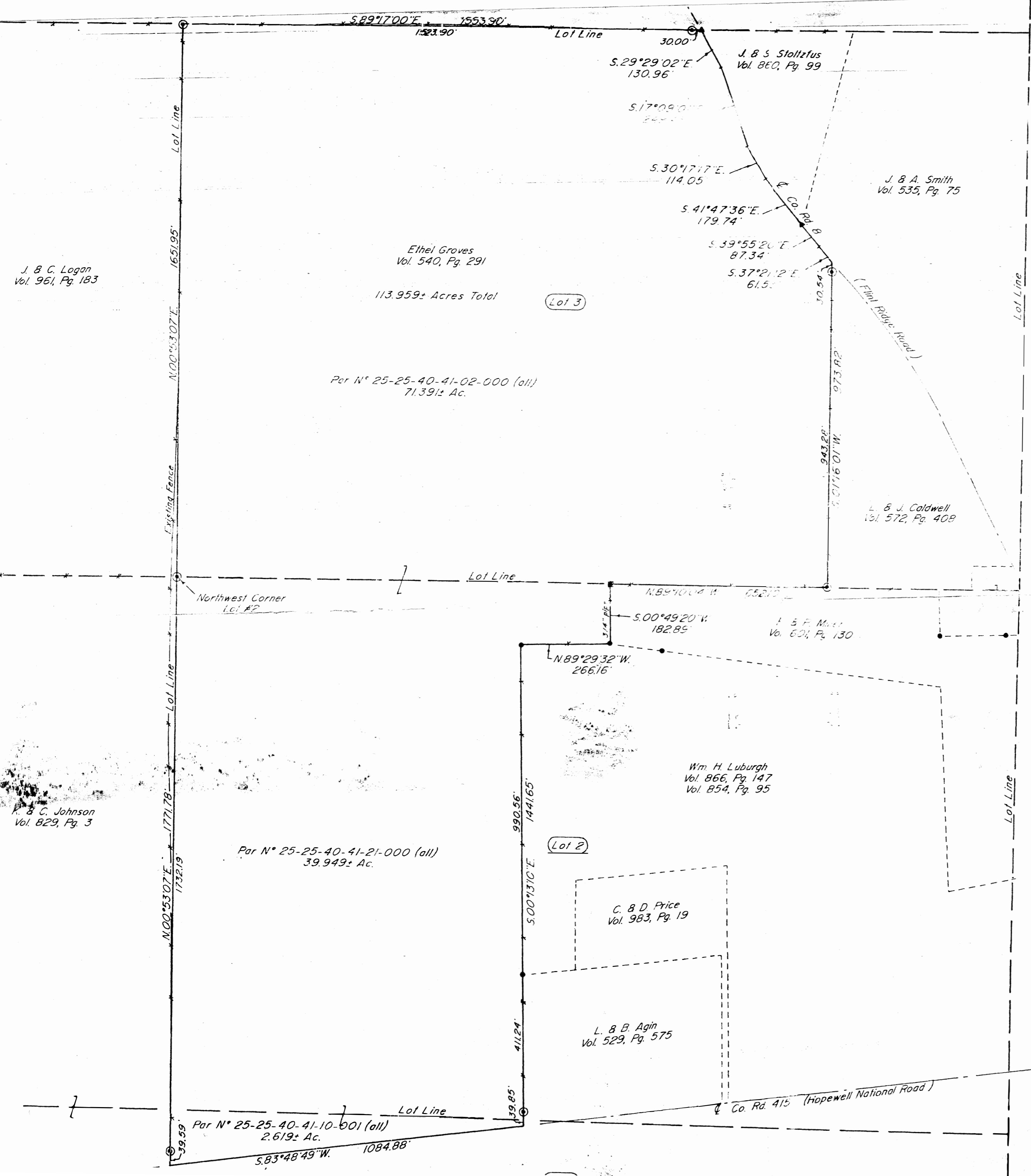
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 9TH DAY OF JANUARY 1991.

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

D3280 D.E. COLLINS

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Nambh
1-14-91



- ~ Existing Stone
- ▲ ~ Existing Railroad Spike
- ~ Existing Iron Pin ($\frac{5}{8}$ " rebar unless otherwise noted)
- ◉ ~ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w/ plastic id. cap.)

Research

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Muskingum County Tax Map

Bearings are based on an assumed bearing of N.00°53'07"E. along the West line of Lot #2.

Being a part of Lots 1, 2, and 3 of Quarter Township 3, Township 1, Range 9, of the United States Military Lands, Hopewell Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge and belief the above plat and survey were prepared by me, this 9th day of January, 1991.

**OFFICE COPY
NOT RECORDABLE**

W.J. Biedenbach
Reg. Surveyor #5718

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 1-9-91
Scale: 1" = 200'	Checked by: RJ
Job N°: 3280	D. E. Collins

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *[Signature]*
1/12/91

0105 Hopewell National Rd