

# W. J. Biedenbach & Associates

Surveying and Mapping

25-65-03-45  
10670 WEST PIKE

Telephone (740) 453-4850  
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**TRACT No. 3**  
**DESCRIPTION FOR CONVEYANCE**  
**ROBERT GRUBB**

**PARCEL NUMBER 25-25-65-03-45-000 (PART)**

BEING A PART OF LOT 33 OF THE 3RD QUARTER OF 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 LOT 35;  
**THENCE** SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 4046.24 FEET ALONG THE EAST LINE OF LOT 35, LOT 34 AND LOT 33 TO AN IRON PIN FOUND ON THE EAST LINE OF LOT 33,  
**THENCE** CONTINUING SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 733.07 FEET ALONG THE SAID EAST LINE OF LOT 33 TO AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 70, SAID POINT BEING NORTH 05 DEGREES 45 MINUTES 00 SECONDS EAST 55.78 FEET (BY DEED) FROM THE SOUTHEAST CORNER OF SAID LOT 33;  
**THENCE** LEAVING THE SAID EAST LOT LINE AND WITH THE SAID RIGHT-OF-WAY LINE OF INTERSTATE 70 THE NEXT TWO COURSES AND DISTANCES:  
1) NORTH 82 DEGREES 40 MINUTES 59 SECONDS WEST 1.80 FEET TO A POINT AT 165 FEET LEFT OF STATION 836+59.1,  
2) NORTH 82 DEGREES 06 MINUTES 29 SECONDS WEST 690.64 FEET TO AN IRON PIN FOUND AT 205 FEET LEFT OF STATION 830+00,  
3) SOUTH 85 DEGREES 22 MINUTES 58 SECONDS WEST 198.28 FEET TO A POINT, SAID POINT BEING **THE PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;  
**THENCE** CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 85 DEGREES 22 MINUTES 58 SECONDS WEST 247.26 FEET TO AN IRON PIN FOUND (ONE INCH SQUARE HEAD ROD) ON THE SOUTH LINE OF LOT No. 33;  
**THENCE** LEAVING SAID RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID LOT No. 33, NORTH 83 DEGREES 45 MINUTES 05 SECONDS WEST 580.31 FEET TO AN IRON PIN FOUND;  
**THENCE** LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF A TRACT CONVEYED TO T. E. AND E. M. GAUNDER BY DEED RECORDED IN VOLUME 613, PAGE 189 OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 09 DEGREES 19 MINUTES 06 SECONDS WEST 432.11 FEET TO AN IRON PIN FOUND IN THE CENTER OF THE OLD NATIONAL ROAD AT THE NORTHEAST CORNER OF THE SAID GAUNDER TRACT;  
**THENCE** WITH THE CENTER OF THE OLD NATIONAL ROAD SOUTH 79 DEGREES 39 MINUTES 51 SECONDS WEST 47.70 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO ROBERT W. MCCLOUD BY DEED RECORDED IN VOLUME 931, PAGE 30 OF THE MUSKINGUM COUNTY DEED RECORDS;  
**THENCE** LEAVING SAID OLD NATIONAL ROAD AND WITH THE EAST LINE OF THE SAID MCCLOUD TRACT THE NEXT THREE COURSES AND DISTANCES:  
1) NORTH 21 DEGREES 40 MINUTES 54 SECONDS WEST 85.70 FEET TO AN IRON PIN FOUND;  
2) SOUTH 78 DEGREES 19 MINUTES 06 SECONDS WEST 23.20 FEET TO AN IRON PIN FOUND,  
3) NORTH 15 DEGREES 12 MINUTES 10 SECONDS WEST 204.36 FEET TO A POINT IN THE CENTER OF U.S. ROUTE 40, PASSING AN IRON PIN FOUND AT 166.20 FEET;  
**THENCE** LEAVING THE SAID EAST LINE OF THE MC CLOUD TRACT AND WITH THE CENTER OF SAID ROUTE 40 AND WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2864.79 FEET (CHORD BEARING NORTH 82 DEGREES 31 MINUTES 41 SECONDS EAST 1071.65 FEET) AN ARC DISTANCE OF 1078.00 FEET TO A POINT;  
**THENCE** LEAVING THE SAID CENTERLINE SOUTH 00 DEGREES 56 MINUTES 35 SECONDS WEST 872.74 FEET TO THE PLACE OF BEGINNING, PASSING IRON PINS SET AT 78.16 FEET, 261.82 FEET AND 777.30 FEET;

CONTAINING 17.835 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF U.S. ROUTE 40 AND ALL OTHER APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 5.221 MORE OR LESS ACRES AS CONVEYED TO T. BOYD BY DEED RECORDED IN VOLUME 1027, PAGE 571 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 27TH DAY OF AUGUST 1990.

**OFFICE COPY**  
**NOT RECORDABLE**  
W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718

DESCRIPTION APPROVED  
FOR AUDITOR'S PURPOSES  
BY *[Signature]*

3-29-2000

**AUDITORS PARCEL NUMBER**  
**25-25-65-03-45-000 (PART)**

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 5,221 MORE OR LESS ACRES AS CONVEYED TO T. BOYD (VOLUME 1027, PAGE 571).

S.05°45'00"W. 4048.24' (DEED)

**NORTHEAST CORNER LOT 35**

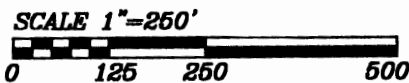
H. T. WATTS  
VOL. 725, PG. 250

**VOL. 600, PG. 21**  
**VOL. 931, PG. 30**  
**VOL. 703, PG. 27**  
**VOL. 671, PG. 32**  
**VOL. 613, PG. 189**  
**VOL. 927, PG. 160**  
**VOL. 725, PG. 256**  
**VOL. 558, PG. 304**  
**VOL. 1027, PG. 571**

DALE & GEORGE ALOMA  
VOL. 558, PG. 304

● EXISTING IRON PIN  
 ● IRON PIN SET  
 (5/8" REBAR W/CAP)  
 ○ ANGLE POINTS  
 ▲ EXISTING HIGHWAY MONUMENT  
 ■ EXISTING STONE

CHARLES & E. LEE  
VOL. 671, PG. 32  
CB=N.82°31'41"E.  
CHORD=1071.65'  
ARC=1078.00'  
RADIUS=2864.79'



DESCRIPTION APPROVED  
FOR AUCTION BY  
BY *[Signature]*  
3-29-2000

5-27-2000  
I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SUBSTITUTION OF CORRECTIONS AS PREPARED BY ME,  
THIS 27th DAY OF MARCH, 2000.

**W.J. BIEDENBACH**  
**REGISTERED SURVEYOR #5718**

**W.J. BIEDENBACH & ASSOC.**  
**SURVEYING & MAPPING**  
**ZANESVILLE, OHIO**  
**(740) 453-4850**

**DRAWN BY:**  
**AJS**

**DATE:**  
**03-27-00**

**SCALE:**  
**1"=250'**

**CHECKED BY:**  
**AJS**

**JOB NO:**  
**4545**

**DRAWING NO:**  
**D:\4545\4545**