

W. J. Biedenbach & Associates

3120 Lisa Lane
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850
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TRACT 1
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 (BY DEED) ALONG THE EAST LINE OF LOT 35, LOT 34 AND LOT 33 TO AN IRON PIN SET ON THE EAST LINE OF LOT 33, SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

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 458.35 FEET TO A POINT;

THENCE LEAVING THE SAID RIGHT-OF-WAY LINE NORTH 27 DEGREES 19 MINUTES 31 SECONDS EAST 570.72 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 72.91 FEET;

THENCE NORTH 06 DEGREES 15 MINUTES 23 SECONDS EAST 336.46 FEET TO AN IRON PIN SET IN THE CENTER OF THE OLD NATIONAL ROAD, PASSING IRON PINS SET AT 149.95 FEET AND 257.77 FEET;

THENCE WITH THE CENTER OF THE OLD NATIONAL ROAD SOUTH 86 DEGREES 12 MINUTES 39 SECONDS EAST 83.56 FEET TO A POINT AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO W. D. SIEGEL BY DEED RECORDED IN VOLUME 261, PAGE 545 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE LEAVING THE SAID OLD NATIONAL ROAD AND WITH THE WEST LINE OF THE SAID SIEGAL TRACT SOUTH 05 DEGREES 18 MINUTES 51 SECONDS WEST 179.46 FEET TO AN IRON FOUND, PASSING AN IRON PIN FOUND AT 71.64 FEET;

THENCE NORTH 86 DEGREES 52 MINUTES 51 SECONDS EAST 164.07 FEET TO THE PLACE OF BEGINNING;

CONTAINING 5.724 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 MARCH 2000.

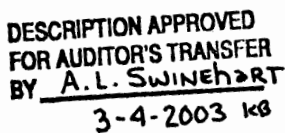
OFFICE COPY
NOT RECORDABLE

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

DESCRIPTION APPROVED
FOR AUDITOR'S REVIEW
BY 

3-29-2000

**OFFICE COPY
NOT RECORDABLE**



SURVEY FOR ROBERT GRUBB

AUDITORS 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.

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

W. & M. POLAND
VOL. 703, PG. 27

S.05°45'00"W. 4048.24' (DEED)

NORTHEAST CORNER LOT 35
S.05°18'51"W. 179.46'

NOTE: ALL EXISTING
IRON PINS ARE 5/8"
REBAR, UNLESS
OTHERWISE NOTED.

H. T. WATTS
VOL. 725, PG. 256

S.86°12'39"E. 83.56'
N.86°52'51"E. 184.07'
P.O.B.
71.64' 107.82'
78.69' 107.82'
N.06°15'23"E. 336.46'

S.05°45'00"W. 733.07'

TRACT No. 1
ROBERT GRUBB
5.724 ± ACRES
445/873

165' LT.
836+59.1

N.82°40'59"W. 1.80'

SOUTHEAST CORNER LOT 33

835+00

RESEARCH:

VOL. 600, PG. 21
VOL. 931, PG. 30
VOL. 703, PG. 27
VOL. 671, PG. 32
VOL. 613, PG. 189
VOL. 927, PG. 180
VOL. 725, PG. 256
VOL. 558, PG. 304
VOL. 1027, PG. 571

R/W PLANS ROUTE 40
R/W PLANS I-70
MUSKINGUM CO. TAX MAP

DALE & GEORGE ALOMA
VOL. 558, PG. 304

T. BOYD
VOL. 1027, PG. 571
5.221 ± ACRES

LEGEND

- 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



SCALE 1"=250'
0 125 250 500

DESCRIPTION APPROVED
FOR AUDITORS REVIEW
BY [Signature]
3-29-2000

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 29TH DAY OF MARCH, 2000.

OFFICE COPY
NOT RECORDABLE
W.J. BIEDENBACH
REGISTERED SURVEYOR #5716

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

DRAWN BY: AJS	DATE: 03-27-00
SCALE: 1"=250'	CHECKED BY: WJB
JOB NO: 4545	DRAWING NO: D:\4545\4545

25-65-03 45 001
10550 WEST PIKE

Robert E. and Shirley L. Grubb

Situated in the State of Ohio, County of Muskingum, Hopewell Township, Part of Lot 33 of Third Quarter Township 1, Range 9 bounded and described as follows:

Being a right of way through Robert E. And Shirley L. Grubb, Deed Vol. 1145, page 873, parcel 25-25-03-45-000 Tract No. 2.

Commencing at a point at the Northeast corner of Robert E. And Shirley L. Grubb Tract No. 1 in the center U.S. Rt. 40. Thence South $06^{\circ}15'23''$ West along the West side of Tract 206.51 feet to the center of a 20.00 foot wide access through Tract 2 to legal access to Route 40 right of way described as follows; Thence South $81^{\circ}14'50''$ West 309.35 feet to a point; Thence on a 30.00 foot radius curve to the right 46.43 feet to a point the chord of which bears North $54^{\circ}21'00''$ West 42.87 feet to a point, North $9^{\circ}56'39''$ West 180.46 feet; Thence North $12^{\circ}16'09''$ East 21.03 feet to a right of way of U.S. Route 40. occupying 0.255 Acres more or less:

Above description is based on the survey of R.L. Daniels, Registered Surveyor No. 5410, February 27, 2003, and is intended for the legal transfer of property described and does not intend to describe all or any easements of record nor encroachments unless otherwise indicated.

Bearings are based on Tract 1 Vol. 1145, page 873.

Reference Volume 1145, page 271.

OFFICE COPY
R. L. Daniels
NOT RECORDABLE

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY A.L. Swinehart

3-4-2003 KB

