

40-70-32-07

11675 DINGEN LN

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

DESCRIPTION FOR CONVEYANCE

CAROL MITCHELL

D.B. VOLUME 955, PAGE 137

PARCEL NUMBER 40-40-70-32-07 (ALL)

PARCEL NUMBER 40-40-70-32-08 (ALL)

PARCEL NUMBER 40-40-70-32-09 (ALL)

BEING A PART OF THE NORTH EAST QUARTER OF SECTION 32, TOWNSHIP  
12, RANGE 11, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, MEIGS  
TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (SAID IRON PIN WAS SET AT THE BASE OF A 6  
INCH BY 12 INCH STONE) AT THE SOUTH EAST CORNER OF THE SAID NORTH EAST  
QUARTER; THENCE WITH THE SOUTH LINE OF THE SAID NORTH EAST QUARTER NORTH  
89 DEGREES 55 MINUTES 39 SECONDS WEST, PASSING AN IRON PIN SET AT  
1777.57 FEET A TOTAL DISTANCE OF 2293.50 FEET TO AN IRON PIN SET AT THE  
SOUTH WEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE WITH THE WEST  
LINE OF THE SAID TRACT NORTH 5 DEGREES 38 MINUTES 39 SECONDS EAST 227.70  
FEET TO A POINT IN THE CENTER OF COUNTY ROAD 45, SAID POINT BEING NORTH  
11 DEGREES 46 MINUTES 55 SECONDS WEST 50.89 FEET FROM AN IRON PIN SET;  
THENCE WITH THE CENTER OF SAID COUNTY ROAD THE NEXT 16 COURSES AND  
DISTANCES:

- 1) NORTH 45 DEGREES 30 MINUTES 54 SECONDS WEST 50.07 FEET TO A POINT;
  - 2) NORTH 36 DEGREES 45 MINUTES 40 SECONDS WEST 64.87 FEET TO A POINT;
  - 3) NORTH 25 DEGREES 14 MINUTES 20 SECONDS WEST 74.66 FEET TO A POINT;
  - 4) NORTH 15 DEGREES 34 MINUTES 57 SECONDS WEST 92.12 FEET TO A POINT,  
SAID POINT BEING NORTH 89 DEGREES 26 MINUTES 55 SECONDS WEST 18.77 FEET  
FROM AN IRON PIN SET;
  - 5) NORTH 11 DEGREES 30 MINUTES 00 SECONDS WEST 100.49 FEET TO A POINT;
  - 6) NORTH 4 DEGREES 20 MINUTES 15 SECONDS WEST 68.53 FEET TO A POINT;
  - 7) NORTH 6 DEGREES 03 MINUTES 15 SECONDS EAST 122.95 FEET TO A POINT,  
SAID POINT BEING NORTH 65 DEGREES 15 MINUTES 00 SECONDS WEST 20.04 FEET  
FROM AN IRON PIN SET;
  - 8) NORTH 18 DEGREES 37 MINUTES 20 SECONDS EAST 64.56 FEET TO A POINT;
  - 9) NORTH 22 DEGREES 20 MINUTES 03 SECONDS EAST 60.55 FEET TO A POINT;
  - 10) NORTH 21 DEGREES 11 MINUTES 22 SECONDS EAST 74.26 FEET TO A POINT;
  - 11) NORTH 17 DEGREES 05 MINUTES 43 SECONDS EAST 87.46 FEET TO A POINT;
  - 12) NORTH 12 DEGREES 20 MINUTES 08 SECONDS EAST 76.61 FEET TO A POINT;
  - 13) NORTH 09 DEGREES 45 MINUTES 33 SECONDS EAST 89.71 FEET TO A POINT,  
SAID POINT BEING NORTH 31 DEGREES 30 MINUTES 49 SECONDS WEST 29.66 FEET  
FROM AN IRON PIN SET;
  - 14) NORTH 02 DEGREES 47 MINUTES 42 SECONDS WEST 39.22 FEET TO A POINT;
  - 15) NORTH 12 DEGREES 16 MINUTES 30 SECONDS WEST 66.05 FEET TO A POINT;
  - 16) NORTH 22 DEGREES 34 MINUTES 57 SECONDS WEST 98.46 FEET TO A POINT;
- THENCE LEAVING THE SAID ROAD WITH THE SOUTH OCCUPATION LINE OF A TRACT  
CONVEYED TO R. & S. DINGEY BY DEED RECORDED IN VOLUME 1023, PAGE 398 OF  
THE MUSKINGUM COUNTY DEED RECORDS, NORTH 89 DEGREES 15 MINUTES 33  
SECONDS EAST, PASSING AN IRON PIN SET AT 30.00 FEET, A TOTAL DISTANCE OF  
2323.70 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 00 DEGREES 41  
MINUTES 04 SECONDS EAST 1282.39 FEET FROM AN EXISTING STONE AT THE NORTH  
EAST CORNER OF THE NORTH EAST QUARTER OF SECTION 32; THENCE WITH THE  
EAST LINE OF THE SAID NORTH EAST QUARTER, SOUTH 00 DEGREES 41 MINUTES 04

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SECONDS EAST 1419.92 FEET TO THE PLACE OF BEGINNING.

CONTAINING 75.275 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PIN SETS ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC ID CAPS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.00 MORE OR LESS ACRES AS RECORDED IN VOLUME 813, PAGE 72 OF THE MUSKINGUM COUNTY DEED RECORDS.

HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE ABOVE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 24TH DAY OF DECEMBER 1991, FROM AN ACTUAL FIELD SURVEY COMPLETED ON THE 23RD DAY OF DECEMBER, 1991.

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NOT RECORDABLE  
W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718  
D3418-4 MITCHELL

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY

J. L. Nambell

12-27-91

27.367± Acres

R. & D. Lyon  
Vol. 525, Pg. 684

R. Dingey  
Vol. 1023, Pg. 398

Section 32

5.00°41'04"E  
1282.39'



N.89°15'33"E. 2323.70'  
2293.70'

N.22°34'57"W. 98.46'

N.12°16'30"W. 66.05'

N.02°47'42"W. 39.22'

N.09°45'33"E. 89.71'

N.12°20'08"E. 76.61'

N.17°05'43"E. 87.46'

N.21°11'22"E. 74.26'

N.22°20'03"E. 60.55'

N.18°37'20"E. 64.56'

N.06°03'15"E. 122.95'

N.04°20'15"W. 68.53'

N.11°30'00"W. 100.49'

N.15°34'57"W. 92.12'

N.25°14'20"W. 74.66'

N.36°45'40"W. 64.87'

N.45°30'54"W. 50.07'

N.31°30'49"W.  
29.66'

N.65°15'00"W.  
20.04'

N.89°26'55"W.  
18.77'

N.11°46'55"W.  
50.89'

N.05°38'39"E.  
227.70'

515.93'

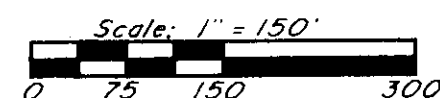
N.89°55'39"W. 2293.50'

D. Dingey  
Vol. 538, Pg. 925

Southeast Corner  
Northeast Quarter  
Section 32

Iron Pin Set Beside  
6" x 12" Stone

SECTION 32  
SECTION 33



- ▲ ~ Existing Stone
- ~ Existing Iron Pin (5/8" rebar)
- ⊙ ~ Iron Pin Set (5/8" x 30" rebar w/ plastic id. cap)

Research

Vol. 1023 Pg. 398  
Vol. 955 Pg. 137  
Vol. 538 Pg. 925  
Vol. 525 Pg. 684  
Previous Survey of 27.367± Ac.  
Muskingum County Tax Map

DESCRIPTION APPROVED  
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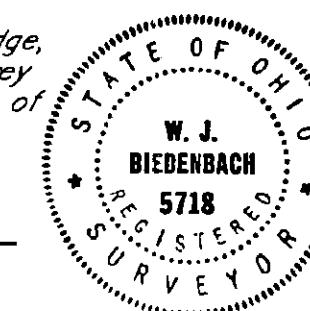
BY J. L. Nambel  
12-27-91

Bearings are based on the previous survey  
of 1.00± Acre as recorded in Vol. 813, Pg. 72 of  
the Muskingum County Deed Records.

Being a part of the Northeast Quarter of  
Section 32, Township 12, Range 11, of the  
Congress Lands East of the Scioto River,  
Meigs Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge,  
information, and belief, the above plat and survey  
to be correct as prepared by me this 24th day of  
December 1991, from an actual field survey  
completed on the 23rd day of December 1991.

W. J. Biedenbach  
Reg. Surveyor #5718



W. J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(614) 453-4850

Drawn by: SDD	Date: 12-24-91
Scale: 1" = 150'	Checked by: <u>JD</u>
Job N°: 3418	C. Mitchell