

P.S.

N/A

W. J. Biedenbach & Associates

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Surveying and Mapping

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JAMES AND CLARA ANN TOWNS

VOLUME 926, PAGE 285

AUDITORS PARCEL NUMBER 44-44-06-61-12-000 (ALL) 84.823 more or less acres

AUDITORS PARCEL NUMBER 44-44-06-61-13-000 (ALL) 18.728 more or less acres

BEING A PART OF LOT NUMBER 31 AND LOT NUMBER 32 IN THE FIRST QUARTER OF TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT NUMBER 31;

THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 2554.61 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID LOT NUMBER 31, PASSING IRON PINS SET AT 8.00 FEET AND 2539.61 FEET;

THENCE WITH THE SOUTH LINE OF THE SAID LOT, NORTH 89 DEGREES 50 MINUTES 47 SECONDS WEST 701.57 FEET TO A POINT;

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE EAST LINE OF A 4.09 MORE OR LESS ACRE TRACT CONVEYED TO C. AND M. BRENNER AS RECORDED IN DEED BOOK VOLUME 979, PAGE 283 OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 03 DEGREES 05 MINUTES 39 SECONDS EAST 483.47 FEET TO AN EXISTING IRON PIN (AXLE), PASSING AN EXISTING IRON PIN (3/4 INCH ID PIPE) AT 73.37 FEET;

THENCE WITH THE NORTH LINE OF THE SAID BRENNER TRACT, SOUTH 81 DEGREES 57 MINUTES 07 SECONDS WEST 814.89 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) ON THE NORTH LINE OF A 4.80 MORE OR LESS ACRE TRACT CONVEYED TO E. AND M. MOWRER AS RECORDED IN DEED BOOK VOLUME 1028, PAGE 268 OF THE SAID COUNTY RECORDS;

THENCE WITH THE NORTH LINE OF THE SAID MOWRER TRACT, SOUTH 83 DEGREES 51 MINUTES 24 SECONDS WEST 239.60 FEET TO A POINT ON THE WEST LINE OF LOT NUMBER 31, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 207.55 FEET;

THENCE WITH THE SAID WEST LINE, NORTH 00 DEGREES 13 MINUTES 22 SECONDS WEST 1613.37 FEET TO A POINT;

THENCE LEAVING THE SAID LOT LINE, AND WITH THE 6.017 MORE OR LESS ACRE TRACT CONVEYED TO H. SALMANS AS RECORDED IN DEED BOOK VOLUME 1092, PAGE 161 OF THE SAID COUNTY RECORDS, THE NEXT EIGHT COURSES AND DISTANCES:

- 1) NORTH 51 DEGREES 26 MINUTES 23 SECONDS EAST 70.37 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 48.74 FEET;
- 2) NORTH 87 DEGREES 19 MINUTES 47 SECONDS EAST 167.96 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 3) NORTH 59 DEGREES 28 MINUTES 27 SECONDS EAST 57.24 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 4) NORTH 52 DEGREES 32 MINUTES 38 SECONDS EAST 177.73 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 5) NORTH 83 DEGREES 48 MINUTES 25 SECONDS EAST 103.24 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 6) NORTH 07 DEGREES 16 MINUTES 32 SECONDS EAST 256.72 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 7) NORTH 28 DEGREES 56 MINUTES 47 SECONDS EAST 161.90 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH LINE OF LOT NUMBER 31;
- 8) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 667.19 FEET OF AN EXISTING STONE AT THE SOUTHWEST CORNER OF LOT NUMBER 32, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 604.02 FEET;

THENCE WITH THE WEST LINE OF LOT NUMBER 32, NORTH 00 DEGREES 31 MINUTES 43 SECONDS WEST 495.60 FEET TO A POINT, SAID POINT BEING SOUTH 00 DEGREES 31 MINUTES 43 SECONDS EAST 2151.81 FEET FROM AN EXISTING IRON PIN (3/4 INCH ROD) AT THE NORTHWEST CORNER OF LOT NUMBER 32;

page 1 of 2

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THENCE LEAVING THE SAID WEST LINE AND TRAVERSING THROUGH THE SAID LOT NUMBER 32 THE NEXT FOUR COURSES AND DISTANCES:

- 1) NORTH 72 DEGREES 31 MINUTES 53 SECONDS EAST 1012.40 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 20.00 FEET,
- 2) SOUTH 78 DEGREES 03 MINUTES 07 SECONDS EAST 213.44 FEET TO AN IRON PIN SET;
- 3) SOUTH 17 DEGREES 53 MINUTES 07 SECONDS EAST 112.54 FEET TO AN IRON PIN SET;
- 4) SOUTH 01 DEGREES 22 MINUTES 07 SECONDS EAST 648.37 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF LOT NUMBER 32;

THENCE WITH THE SAID SOUTH LINE (NORTH LINE OF LOT NUMBER 31) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 536.17 FEET TO THE PLACE OF BEGINNING.

CONTAINING 103.551 MORE OR LESS ACRES (84.823 MORE OR LESS ACRES IN LOT NUMBER 31 AND 18.728 MORE OR LESS ACRES IN LOT NUMBER 32). SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD 49 (POWELSON ROAD) AND TOWNSHIP ROAD 470 (JONES ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

THE BEARINGS ARE BASED ON THE ASSUMED BEARING OF EAST (NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST) ON THE NORTH LINE OF LOT NUMBER 31.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 22nd DAY OF JANUARY 1998.

OFFICE COPY

NOT RECORDABLE
REGISTERED SURVEYOR 5711

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY WJB
1-26-98

PS
N/A

SURVEY FOR JAMES TOWNS

AUDITORS PARCEL NUMBER
44 44 06 61-12-000 (ALL) 84.823 ± ACRES
44 44 06 61-13-000 (ALL) 18.728 ± ACRES

H. & L. BISHARD
VOL. 503, PG. 618

BEING A PART OF LOT 31 & 32, IN THE FIRST QUARTER,
TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS,
MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO

P.O.B.
NORTHEAST CORNER
OF LOT NUMBER 31

BEARINGS ARE BASED ON AN ASSUMED BEARING
OF EAST ON THE NORTH LINE OF LOT No. 31



SCALE 1"=200'
0 100 200 400

RESEARCH:

VOL. 775, PG. 40
VOL. 640, PG. 89
VOL. 637, PG. 96
VOL. 604, PG. 208
VOL. 926, PG. 285
VOL. 794, PG. 203
VOL. 666, PG. 128

LEGEND

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

NORTHWEST CORNER OF LOT
32 AND THE INTERSECTION
OF TOWNSHIP ROAD 470
(JONES ROAD) AND COUNTY
ROAD 116 (McCLADE SCHOOL
ROAD)

H. & L. BISHARD
VOL. 503, PG. 618

6 TOWNSHIP ROAD 470
(JONES ROAD)

R. CROCKETT
VOL. 1018, PG. 285

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 22nd DAY OF JANUARY, 1998

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

CAROL GOFF
VOL. 1140, PG. 275

CAROL GOFF
VOL. 1140, PG. 275

S.00°15'00"E 2534.61'
2531.61'

LOT 29
LOT 30

LOT 30
LOT 31

JAMES & CLARA ANN
TOWNS
VOL. 926, PG. 285
84.823 ± ACRES

JAMES & CLARA ANN
TOWNS
VOL. 926, PG. 285
103.551 ± ACRES (TOTAL)
84.823 ± ACRES IN LOT 31
18.728 ± ACRES IN LOT 32

JAMES & CLARA ANN
TOWNS
VOL. 926, PG. 285

SECTION 12

STATE OF OHIO WILD LIFE DIVISION
VOL. 475, PG. 148

SECTION 12
SECTION 13

ED & MARY
MOWLER
VOL. 1028, PG. 268

STATE ROUTE 60

C. JONES
VOL. 676, PG. 57

C. JONES
VOL. 676, PG. 57

PROCESSED APPROVED
F. J. JONES
1-26-98

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

DRAWN BY:
AJS
SCALE:
1"=200'
JOB NO:
4224

DATE:
01-22-98
CHECKED BY:
WJB
DRAWING NO:
D.4224\4223