

44-06-61-11  
N/A

# W. J. Biedenbach & Associates

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Surveying and Mapping

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PARCEL NUMBER 44-44-06-61-11-000 (ALL)  
TRACT #1

BEING A PART OF LOT 30, IN THE FIRST QUARTER, TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT NUMBER 30; THENCE NORTH 89 DEGREES 52 MINUTES 03 SECONDS EAST 1689.47 FEET TO AN IRON PIN SET, PASSING AN EXISTING STONE MARKING THE SOUTHEAST CORNER OF LOT NUMBER 29, AT 1521.93 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 40 SECONDS EAST 2289.05 FEET ALONG THE EAST LINE OF LOT NUMBER 30 TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING AN IRON PIN SET AT 2279.05 FEET; THENCE CONTINUING SOUTH 00 DEGREES 12 MINUTES 40 SECONDS EAST 263.13 FEET TO AN IRON PIN SET MARKING THE SOUTHEAST CORNER OF LOT NUMBER 30, PASSING AN IRON PIN SET AT 250.63 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 07 SECONDS WEST 354.61 FEET ALONG THE SOUTH LINE OF LOT NUMBER 30 TO A POINT; THENCE NORTH 00 DEGREES 12 MINUTES 53 SECONDS WEST 155.20 FEET ALONG THE EAST LINE OF A TRACT CONVEYED TO C. AND E. WHEELER AS RECORDED IN VOLUME 775, PAGE 41 OF THE MUSKINGUM COUNTY DEED RECORDS TO AN IRON PIN FOUND, PASSING AN IRON PIN SET AT 30.00 FEET; THENCE SOUTH 84 DEGREES 54 MINUTES 14 SECONDS WEST 138.92 FEET ALONG THE NORTH LINE OF SAID C. AND E. WHEELER TRACT TO AN IRON PIN SET; THENCE SOUTH 02 DEGREES 24 MINUTES 52 SECONDS WEST 143.53 FEET TO A POINT ON THE SOUTH LINE OF LOT NUMBER 30, PASSING AN IRON PIN FOUND AT 138.53 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 07 SECONDS WEST 180.56 FEET ALONG THE SOUTH LINE OF LOT NUMBER 30 TO A POINT; THENCE NORTH 05 DEGREES 16 MINUTES 00 SECONDS EAST 290.46 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 25.00 FEET; THENCE NORTH 30 DEGREES 39 MINUTES 16 SECONDS EAST 144.05 FEET TO AN IRON PIN SET; THENCE NORTH 45 DEGREES 55 MINUTES 24 SECONDS EAST 204.07 FEET TO AN IRON PIN SET; THENCE SOUTH 85 DEGREES 08 MINUTES 05 SECONDS EAST 89.30 FEET TO AN IRON PIN SET; THENCE SOUTH 60 DEGREES 21 MINUTES 38 SECONDS EAST 104.76 FEET TO AN IRON PIN SET; THENCE SOUTH 06 DEGREES 13 MINUTES 28 SECONDS EAST 146.95 FEET TO AN IRON PIN SET; THENCE SOUTH 68 DEGREES 52 MINUTES 01 SECONDS EAST 132.71 FEET TO AN IRON PIN SET; THENCE SOUTH 72 DEGREES 14 MINUTES 30 SECONDS EAST 118.38 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.839 ACRES, SUBJECT TO ALL ROAD RIGHT-OF-WAY OF COUNTY ROAD 49 (POWELSON DRIVE), AND TO 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 AN ASSUMED BEARING OF 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 25th DAY OF NOVEMBER 1997.

**OFFICE COPY  
NOT RECORDABLE**

W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY WJB  
12-17-97

# SURVEY FOR STEPHEN JONES

AUDITORS PARCEL NUMBER  
44-44-06-61-11-000 (ALL

## LEGEND

BEING A PART OF THE ~~SOUTHWEST QUARTER OF SECTION 18~~  
TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS,  
MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO  
BEARING ARE BASED ON AN ASSUMED BEARING  
OF EAST ON THE NORTH LINE OF LOT No. 31

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

### RESEARCH:

VOL 776, PG. 40  
VOL 840, PG. 89  
VOL 837, PG. 98  
VOL 804, PG. 308  
VOL 926, PG. 286  
VOL 794, PG. 203  
VOL 666, PG. 128

SCALE 1"=120'



S. & M. JONES  
VOL 570, PG. 840

S. & M. JONES  
VOL 570, PG. 840  
5.839 ± ACRES

R. & E. WHEELER  
VOL 776, PG. 41

STATE OF OHIO  
VOL. 475, PG. 178  
VOL. 478, PG. 148

S. 00°13'40"E. 2552.18'

P.O.B.

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY APL  
12-17-97 ok if correct  
at top

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

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 25th DAY OF NOVEMBER, 1997.

OFFICE COPY

NOT RECORDABLE

REGISTERED SURVEYOR #5718

DRAWN BY: AJS	DATE: 11-25-97
SCALE: 1"=120'	CHECKED BY: WJB
JOB NO: 4223	DRAWING NO: D: 4223 4223