

44-40-02-18 CMB
N/A
W. J. Biedenbach & Associates

3120 Lisa Lane
Zanesville, OH 43701

Surveying and Mapping

Telephone (614) 453-4850
Fax (614) 450-1000

ELLEN ALEXANDER
VOLUME 857, PAGE 289

AUDITORS PARCEL NUMBER 44-44-40-02-18-000 (PART)-3.857 ± ACRES
AUDITORS PARCEL NUMBER 44-44-42-02-09-000 (PART)-1.420 ± ACRES
AUDITORS PARCEL NUMBER 44-44-42-02-09-000 (PART)-0.352 ± ACRES
54. 01

BEING A PART OF THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 21,
TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM
TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF
THE SOUTHWEST QUARTER OF SECTION 20;

THENCE WITH THE SOUTH LINE OF SECTION 20, NORTH 82 DEGREES 32 MINUTES 16
SECONDS WEST 790.70 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE EAST LINE OF A TRACT
CONVEYED TO VISTA VIEW VILLAGE, INC. BY DEED RECORDED IN VOLUME 643, PAGE 10
OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 00 DEGREES 09 MINUTES 19
SECONDS WEST 140.66 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH THE ELLEN
ALEXANDER TRACT (VOLUME 857, PAGE 289), NORTH 87 DEGREES 36 MINUTES 44
SECONDS EAST 977.71 FEET TO A POINT IN COUNTY ROAD NUMBER 2 (DRESDEN ROAD),
PASSING AN IRON PIN SET AT 952.71 FEET.

THENCE CONTINUING WITH THE SAID COUNTY ROAD THE NEXT 2 COURSES AND
DISTANCES;

- 1) SOUTH 12 DEGREES 27 MINUTES 00 SECONDS EAST 320.30 FEET TO A POINT;
- 2) SOUTH 09 DEGREES 07 MINUTES 20 SECONDS EAST 58.57 FEET TO A POINT;

THENCE LEAVING SAID COUNTY ROAD NORTH 83 DEGREES 47 MINUTES 46 SECONDS
WEST 279.25 FEET ALONG THE NORTH LINE OF A 1.00 MORE OR LESS ACRE TRACT
CONVEYED TO T. & P. WAYNE BY DEED AS RECORDED IN VOLUME 1064, PAGE 113 OF THE
SAID COUNTY RECORDS, TO AN EXISTING IRON PIN (3/4 INCH PIPE); PASSING AN EXISTING
IRON PIN (3/4 INCH PIPE) AT 25.00 FEET;

THENCE NORTH 06 DEGREES 53 MINUTES 00 SECONDS EAST 56.74 FEET TO THE PLACE OF
BEGINNING.

CONTAINING 5.629 MORE OR LESS ACRES TOTAL (3.857 MORE OR LESS ACRES IN THE
SOUTHWEST QUARTER AND 1.420 MORE OR LESS ACRES IN THE SOUTHEAST QUARTER OF
SECTION 20 ALSO 0.352 MORE OR LESS ACRES IN THE NORTHEAST QUARTER OF SECTION
21). SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF COUNTY ROAD 2 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 PREVIOUS SURVEY OF 13.65 ACRE TRACT AS
SURVEYED BY L. P. DINAN (COMPLETED JULY 20, 1979) AS RECORDED IN VOLUME 857,
PAGE 289 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 2nd DAY OF FEBRUARY, 1998.

OFFICE COPY
NOT RECORDABLE
J. M. BIEDENBACH
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY K. Buckley
2-10-98

SURVEY FOR ELLEN ALEXANDER

AUDITORS PARCEL NUMBER

44-44-40-02-18-000 (PART)-3.857 ± ACRES

44-44-42-02-09-000 (PART)-1.420 ± ACRES

44-44-54-02-01-000 (PART)-0.352 ± ACRES

BEING A PART OF THE SOUTH HALF OF SECTION 20
AND THE NORTH HALF OF SECTION 21, TOWNSHIP 2,
RANGE 8, OF THE UNITED STATES MILITARY LANDS,
MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 13.65 ACRE
TRACT AS SURVEYED BY L.P. DINAN (COMPLETED JULY 20, 1979)
AS RECORDED IN VOLUME 857, PAGE 289 OF THE MUSKINGUM
COUNTY DEED RECORDS

LEGEND

RESEARCH:

VOL. 1084, PG. 113

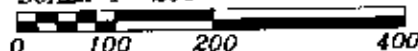
VOL. 779, PG. 282

VOL. 857, PG. 289

MUSKINGUM CO. TAX MAP

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

SCALE 1"=200'



VISTA VIEW VILLAGE, INC.
VOL. 843, PG. 10-13

ROBERT FLEEGLE
VOL. 1094, PG. 468

ELLEN ALEXANDER
VOL. 857, PG. 289

ELLEN ALEXANDER
VOL. 857, PG. 289
5.629 ± ACRES (TOTAL)
3.857 ± ACRES

JOHN E. BUNTING
VOL. 757, PG. 132

SOUTHEAST CORNER OF THE
SOUTHWEST QUARTER OF
SECTION 20

TROY A. & PAMELA S.
WAYNE
VOL. 1084, PG. 113

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY K. Buckley

2-10-98

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY WAS PREPARED BY ME,
THIS 2nd DAY OF FEBRUARY, 1998.

**OFFICE COPY
NOT RECORDABLE**

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

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

DRAWN BY: AJS	DATE: 02-02-98
SCALE: 1"=200'	CHECKED BY: WJB
JOB NO: 4243	DRAWING NO: D:\4243\4243