

44-56-02-05-004
5007 DRESDEN RD

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

DESCRIPTION FOR CONVEYANCE

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

COMMENCING AT AN EXISTING 1/2 INCH PIPE AT THE SOUTHEAST
CORNER OF LOT NUMBER 10 OF PRICE ESTATES AS RECORDED IN PLAT
BOOK 14 PAGE 134 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE
NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 32.06 FEET TO A POINT
IN THE CENTERLINE OF COUNTY ROAD NUMBER 2 (DRESDEN ROAD); THENCE
ALONG THE CENTERLINE OF SAID ROAD THE NEXT SIX COURSES AND ^{East}
DISTANCES; THENCE SOUTH 20 DEGREES 41 MINUTES 40 SECONDS 86.89
FEET TO A POINT; THENCE SOUTH 23 DEGREES 54 MINUTES 13 SECONDS
EAST 127.53 FEET TO A POINT; THENCE SOUTH 26 DEGREES 55 MINUTES 17
SECONDS EAST 61.57 FEET TO AN EXISTING P-K NAIL; THENCE SOUTH 35
DEGREES 46 MINUTES 44 SECONDS EAST 105.20 FEET TO AN EXISTING P-K
NAIL; THENCE SOUTH 40 DEGREES 30 MINUTES 15 SECONDS EAST 102.72
FEET TO AN EXISTING P-K NAIL; THENCE SOUTH 47 DEGREES 18 MINUTES 41
SECONDS EAST 77.87 FEET TO A POINT, SAID POINT BEING THE PLACE OF
BEGINNING OF THIS TRACT; THENCE CONTINUING ALONG SAID CENTERLINE
SOUTH 47 DEGREES 18 MINUTES 41 SECONDS EAST 28.82 FEET TO AN
EXISTING RAIL ROAD SPIKE; THENCE SOUTH 50 DEGREES 48 MINUTES 11
SECONDS EAST 96.22 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE
SOUTH 49 DEGREES 05 MINUTES 00 SECONDS WEST 298.44 FEET TO AN IRON
PIN SET, PASSING AN IRON PIN SET AT 30.45 FEET; THENCE NORTH 50
DEGREES 47 MINUTES 20 SECONDS WEST 125.29 FEET TO AN IRON PIN SET;
THENCE NORTH 49 DEGREES 05 MINUTES 00 SECONDS EAST 119 FEET TO
THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 21 FEET.

CONTAINING 0.846 MORE OR LESS ACRES, SUBJECT TO LEGAL ROAD
RIGHT-OF-WAY OF COUNTY ROAD NUMBER 2 (DRESDEN ROAD) AND ALL
APPLICABLE EASEMENTS.

BASIS OF BEARING - BASED ON THE PLAT BEING OF THE SOUTH LINE OF
PRICE ESTATES (PLAT BOOK 14 PAGE 134).

ALL IRON PINS SET ARE 5/8 INCH REBAR WITH PLASTIC CAP.

PARCEL NUMBER 44-44-56-02-05 (PART)

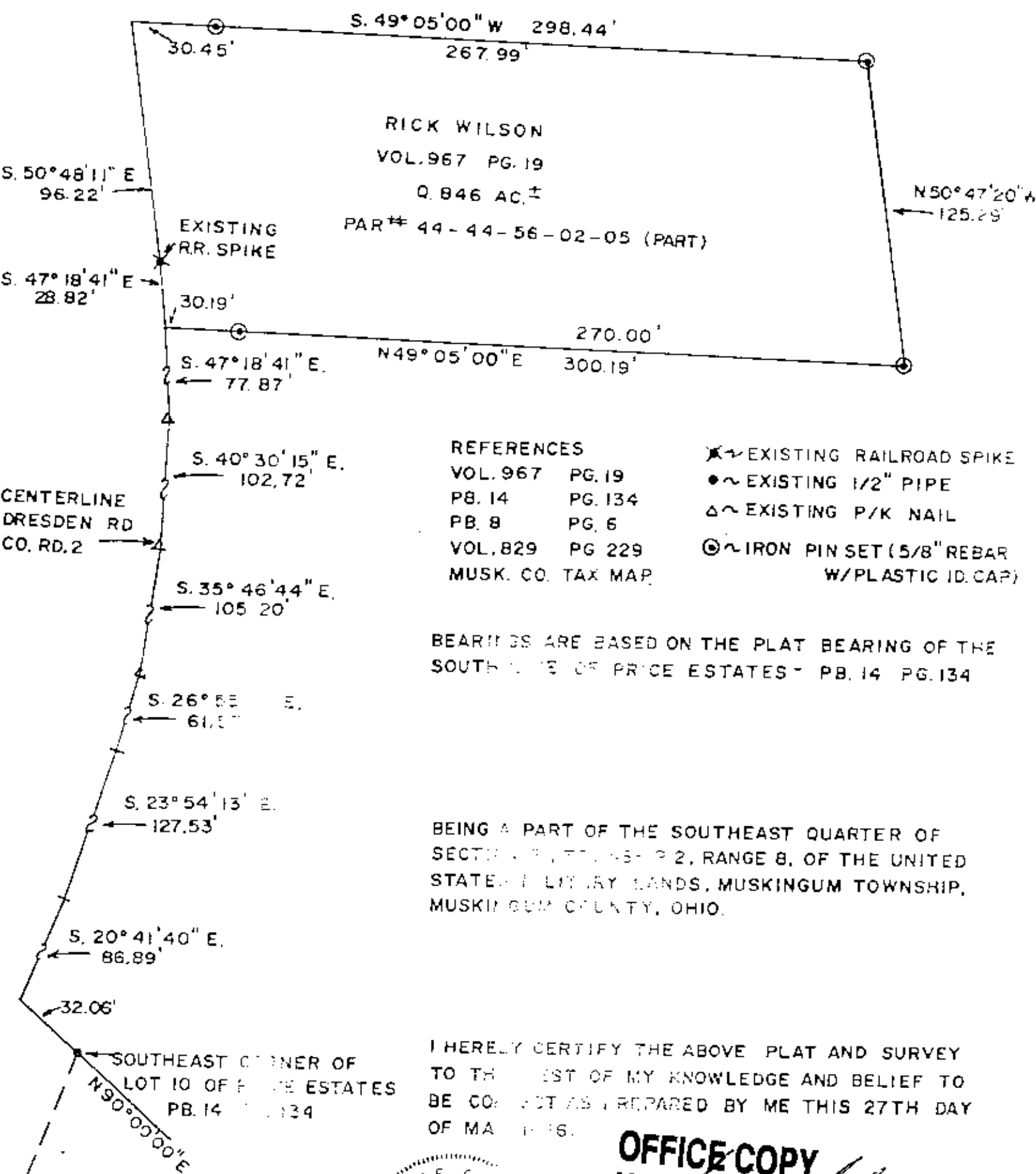
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS
SURVEY AND DESCRIPTION TO BE CORRECT AS SURVEYED ON THIS 31ST
DAY OF 1996

OFFICE COPY
NOT RECORDABLE
REGISTERED SURVEYOR 6923

D2421A R. WILSON



44-56-02-05-004
5007 DRESDEN RD



REFERENCES
 VOL. 967 PG. 19
 PB. 14 PG. 134
 PB. 8 PG. 6
 VOL. 829 PG. 229
 MUSK. CO. TAX MAP

X~ EXISTING RAILROAD SPIKE
 •~ EXISTING 1/2" PIPE
 Δ~ EXISTING P/K NAIL
 ⊙~ IRON PIN SET (5/8" REBAR W/PLASTIC ID. CAP)

BEARINGS ARE BASED ON THE PLAT BEARING OF THE
 SOUTHWEST CORNER OF PRICE ESTATES - PB. 14 PG. 134

BEING A PART OF THE SOUTHEAST QUARTER OF
 SECTION 3, TOWNSHIP 2, RANGE 8, OF THE UNITED
 STATES PUBLIC LANDS, MUSKINGUM TOWNSHIP,
 MUSKINGUM COUNTY, OHIO.

I HEREBY CERTIFY THE ABOVE PLAT AND SURVEY
 TO THE BEST OF MY KNOWLEDGE AND BELIEF TO
 BE CORRECT AS PREPARED BY ME THIS 27TH DAY
 OF MAY 2016.



**OFFICE COPY
 NOT RECORDABLE**

MICHAEL D. NICHOLS
 REG. SURVEYOR N# 6923

W. J. BIEDENBACH & ASSOC.
 Surveying & Mapping
 3120 Lisa Ln. Zanesville, Ohio 43701
 (614) 453-4850

SCALE 1" = 50'
 0 25 50 75 100

Drawn by RD Date 5-27-16
 Scale 1" = 50'