

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

44-560205-005

DESCRIPTION FOR CONVEYANCE
PARCEL NUMBER 44-44-56-02-05 (PART)

5074 DRESDEN CT.

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 IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF LOT NUMBER 16 OF PRICE ESTATES AS RECORDED IN PLAT BOOK 14, PAGE 134 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST 1323.97 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 89 DEGREES 43 MINUTES 42 SECONDS EAST 882.17 FEET ALONG THE MUSKINGUM TOWNSHIP AND FALLS TOWNSHIP LINE TO AN IRON PIN SET, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE CONVEYED; THENCE NORTH 02 DEGREES 29 MINUTES 07 SECONDS WEST 330.00 FEET TO AN IRON PIN SET; THENCE SOUTH 89 DEGREES 43 MINUTES 42 SECONDS EAST 662.09 FEET TO AN IRON PIN SET; THENCE SOUTH 02 DEGREES 29 MINUTES 07 SECONDS EAST 330.00 FEET TO AN IRON PIN SET ON THE ABOVE MENTIONED TOWNSHIP LINE; THENCE NORTH 89 DEGREES 43 MINUTES 42 SECONDS WEST 662.09 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.010 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

J. L. Namb
5-18-87

OFFICE COPY
NOT RECORDABLE

ALSO THE FOLLOWING INGRESS AND EGRESS EASEMENT:

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 IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF LOT NUMBER 16 OF PRICE ESTATES AS RECORDED IN PLAT BOOK 14, PAGE 134 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST 1323.97 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 89 DEGREES 43 MINUTES 42 SECONDS EAST 882.17 FEET ALONG THE MUSKINGUM TOWNSHIP AND FALLS TOWNSHIP LINE TO AN IRON PIN SET; THENCE NORTH 02 DEGREES 29 MINUTES 07 SECONDS WEST 330.00 FEET TO AN IRON PINS SET, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE NORTH 06 DEGREES 15 MINUTES 10 SECONDS WEST 258.87 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET (CHORD BEARING NORTH 43 DEGREES 35 MINUTES 27 SECONDS EAST 180.07 FEET) AN ARC DISTANCE OF 201.05 FEET TO A POINT; THENCE NORTH 89 DEGREES 40 MINUTES 00 SECONDS EAST 660.60 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE NORTH 51 DEGREES 08 MINUTES 59 SECONDS EAST 274.13 FEET ALONG THE SOUTH LINE OF A 1.149 MORE OR LESS ACRE TRACT TO THE CENTER OF COUNTY ROAD NUMBER 2 (DRESDEN ROAD), PASSING AN EXISTING IRON PIN (1/2 INCH ID PIPE) AT 245.18 FEET; THENCE SOUTH 47 DEGREES 18 MINUTES 41 SECONDS EAST 50.31 FEET TO A POINT IN THE SAID CENTER; THENCE LEAVING THE SAID CENTER SOUTH 49 DEGREES 05 MINUTES 00 SECONDS WEST 300.19 FEET ALONG A 0.846 MORE OR LESS ACRE TRACT TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN AT 30.19 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 20 SECONDS WEST 13.98 FEET TO A POINT; THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST 673.10 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET (CHORD BEARING SOUTH 43 DEGREES 35 MINUTES 27 SECONDS WEST 108.04 FEET) AN ARC DISTANCE OF 120.63 FEET TO A POINT; THENCE SOUTH 02 DEGREES 29 MINUTES 07 SECONDS EAST 259.90 FEET TO A POINT ON THE NORTH LINE OF THE 5.010 MOHE OR LESS ACRE TRACT; THENCE NORTH 89 DEGREES 43 MINUTES 42 SECONDS WEST 33.03 FEET TO THE PLACE OF BEGINNING.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS.

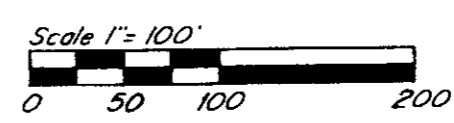
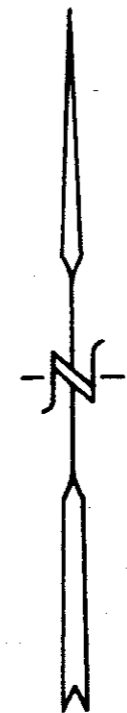
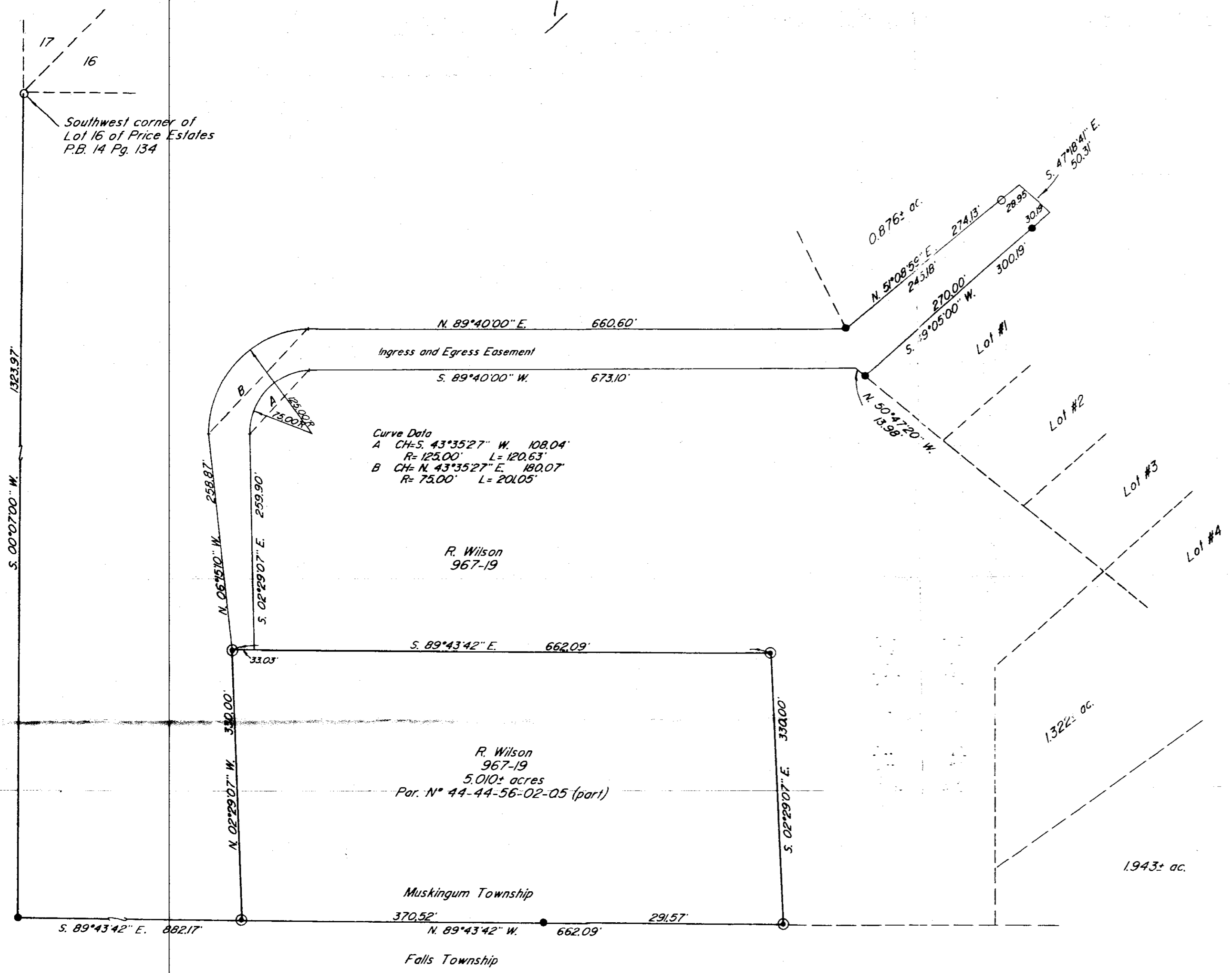
BEARINGS ARE BASED ON THE PLAT BEARING OF THE SOUTH LINE OF PRICE ESTATES (PLAT BOOK 14, PAGE 134).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY AND DESCRIPTION TO BE CORRECT AS SURVEYED BY ME, THIS 24TH DAY OF APRIL 1987.

BE COPY
RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

D2615A R. WILSON





DESCRIPTION APPROVED
 FOR AUDITOR'S TRANSFER
 BY J. Y. Nantz
 5-18-87

- ⊙ Iron pin set
($\frac{1}{4}$ " x 30" rebar w/ plastic id. cap)
- Existing iron pin
($\frac{1}{4}$ " i.d. pipe)
- Existing iron pin
($\frac{1}{4}$ " rebar w/ plastic id. cap)

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.

Bearings are based on the plat bearing of the South line of Price Estates (P.B. 14 Pg. 134)

- References:
 Deed Vol. 835 Pg. 1d1
 Deed Vol. 553 Pg. 284
 Deed Vol. 565 Pg. 650
 Deed Vol. 967 Pg. 19
 P.B. 14 Pg. 134
 Muskingum County tax map

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as surveyed by me, this 23rd day of April 1987.

**OFFICE COPY
 NOT RECORDABLE**
 Michael D. Nichols
 Reg. Surveyor N° 6923



W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4800	
Drawn by: AB	Rev: 04-11-87 Date: 04-23-87
Scale: 1"=100'	Checked by: <u>WJ</u>
Job N° 2615	Wilson