

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

47-27-01-33
3245 NO LARRO

DESCRIPTION FOR CONVEYANCE
PARCEL NUMBER 47-47-27-01-33-000 (PART)

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 15, RANGE 14, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET AT THE NORTHEAST CORNER OF LOT NUMBER 3 OF MAYSVILLE HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 10 PAGE 35 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION SOUTH 00 DEGREES 58 MINUTES 51 SECONDS WEST 184.04 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO R. AND L. MATTHEWS AS RECORDED IN DEED VOLUME 724 PAGE 81 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS TRACT, PASSING AN IRON PIN SET AT 90.25 FEET AND AN EXISTING 3/4 INCH PIPE AT 100.50 FEET; THENCE ALONG THE SOUTH LINE OF SAID MATTHEWS TRACT SOUTH 84 DEGREES 54 MINUTES 04 SECONDS EAST 444.82 FEET TO AN EXISTING AXLE AT THE SOUTHEAST CORNER OF SAID MATTHEWS TRACT AND ON THE EAST LINE OF TOWNSHIP ROAD NUMBER 616, PASSING AN IRON PIN SET AT 409.19 FEET; THENCE ALONG SAID EAST LINE SOUTH 27 DEGREES 38 MINUTES 06 SECONDS EAST 26.20 FEET TO AN EXISTING AXLE; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 30 DEGREES 38 MINUTES 55 SECONDS EAST 113.56 FEET TO AN EXISTING AXLE AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO T. AND C. HARPER AS RECORDED IN DEED VOLUME 564 PAGE 460 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE LEAVING THE EAST LINE OF SAID ROAD AND ALONG THE NORTH LINE OF SAID HARPER TRACT NORTH 85 DEGREES 08 MINUTES 06 SECONDS WEST 535.85 FEET TO AN EXISTING 3/4 INCH ROD AT THE NORTHWEST CORNER OF SAID HARPER TRACT AND THE SOUTHEAST CORNER OF LOT NUMBER 1 OF SAID SUBDIVISION, PASSING AN IRON PIN SET AT 36.93 FEET; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION NORTH 11 DEGREES 46 MINUTES 04 SECONDS EAST 100.70 FEET TO AN EXISTING AXLE AT THE NORTHEAST CORNER OF LOT NUMBER 1 AND THE SOUTHEAST CORNER OF LOT NUMBER 2; THENCE NORTH 00 DEGREES 58 MINUTES 51 SECONDS EAST 16.42 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.293 MORE OR LESS ACRES, SUBJECT TO AN INGRESS AND EGRESS EASEMENT FOR TOWNSHIP ROAD NUMBER 616 ON THE EAST SIDE OF THE TRACT AS RECORDED IN DEED VOLUME 399 PAGE 372 OF THE MUSKINGUM COUNTY DEED RECORDS, AND SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE SOUTH LINE OF SUNSET DRIVE (PLAT BOOK 10 PAGE 35).

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

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.

OFFICE COPY
NOT RECORDABLE
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

D2591 H. ROSS



DESCRIPTION APPROVED
FOR AUDITOR'S RECORDS
BY K. Buckner
7-13-2004

D. E. DOOLITTLE
512-555

H. ROSS

H. ROSS

N11°46'04"E
100.70'

N00°58'51"E
16.42'

500°58'51"W
83.54'

10.25'

3/4" pipe

184.04'

NORTHEAST CORNER
LOT N° 3 OF MAYSVILLE
HEIGHTS (PB.10 PG.35)

BEARINGS ARE BASED ON THE SOUTH
LINE OF SUNSET DRIVE (PB.10 PG.35)

- EXISTING AXLE (unless otherwise noted)
- IRON PIN SET (5/8"x 30" rebar with plastic identification cap)

RESEARCH

PB.10 PG.35
VOL.502 PG.243
MUSK. CO. TAX MAP

PAR * 47-47-27-01-33-000 (PART)

BEING A PART OF THE NORTHEAST
QUARTER OF SECTION 10, TOWNSHIP
15, RANGE 14, NEWTON TOWNSHIP,
MUSKINGUM COUNTY, OHIO.

I HEREBY CERTIFY TO THE BEST
OF MY KNOWLEDGE AND BELIEF
THE ABOVE PLAT AND SURVEY TO
BE CORRECT AS PREPARED BY ME
THIS 23TH DAY OF APRIL 1987.

W. J. BIEDENBACH
REG. SURVEYOR N 5718
**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITION & REVISION
BY K. B. B. B.
7-13-2004

TWP. RD. 616
113.56'
S30°38'55"E

35.63'
S27°38'06"E
26.20'

SCALE 1" = 50'
0 25 50 75 100



W. J. BIEDENBACH & ASSOC. Surveying & Mapping 3120 Lisa Ln. Zanesville, Ohio 43701 (614) 453-4850	
Drawn by SD	Date 4/23/87
Scale 1" = 50'	Checked by SD
Inch N° 2591	H. ROSS