

66-20-02-34
1250 MAPLE BROOK RD

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
3120 LISA LANE, ZANESVILLE, OHIO 43701 414)453-4850

ARTHUR JESS
PARCEL NUMBER 66-66-20-02-34-000 (PART)

BEING A PART OF A 18.031 MORE OR LESS ACRE TRACT
CONVEYED TO ARTHUR JESS AS RECORDED IN DEED BOOK VOLUME 805
PAGE 343 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN
THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1, RANGE 5, OF
THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM
COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE NORTH WEST CORNER OF
SECTION 2; THENCE SOUTH 00 DEGREES 22 MINUTES 58 SECONDS WEST
393.38 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD NUMBER
187 (MAPLE BROOK ROAD); THENCE SOUTH 60 DEGREES 00 MINUTES 32
SECONDS EAST 175.61 FEET TO A POINT IN THE SAID CENTER OF
TOWNSHIP ROAD NUMBER 187; THENCE SOUTH 89 DEGREES 43 MINUTES
32 SECONDS EAST 111.80 FEET TO A POINT IN THE SAID CENTER OF
TOWNSHIP ROAD NUMBER 187; THENCE SOUTH 86 DEGREES 27 MINUTES
32 SECONDS EAST 176.00 FEET TO A POINT MARKED BY AN EXISTING
IRON PIN, SAID POINT BEING THE SOUTHEAST CORNER OF A 5.49
MORE OR LESS ACRE TRACT CONVEYED TO GERALD HARDY AS RECORDED
IN DEED BOOK VOLUME 518 PAGE 710 OF THE MUSKINGUM COUNTY DEED
RECORDS; THENCE NORTH 38 DEGREES 27 MINUTES 28 SECONDS EAST
327.80 FEET ALONG THE NORTHERLY LINE OF THE ABOVE MENTIONED
18.031 MORE OR LESS ACRE TRACT TO A POINT MARKED BY AN
EXISTING IRON PIN; THENCE CONTINUING ALONG THE SAID NORTHERLY
LINE OF THE 18.031 MORE OR LESS ACRE TRACT NORTH 43 DEGREES
07 MINUTES 56 SECONDS EAST 231.45 FEET TO A POINT MARKED BY
AN EXISTING IRON PIN; THENCE SOUTH 34 DEGREES 28 MINUTES 10
SECONDS EAST 1007.62 FEET ALONG THE EASTERLY LINE OF THE SAID
18.031 MORE OR LESS ACRE TRACT TO AN IRON PIN SET, SAID POINT
BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO
BE DESCRIBED; THENCE CONTINUING SOUTH 34 DEGREES 28 MINUTES
10 SECONDS EAST 401.29 FEET TO A POINT MARKED BY A TEN INCH
MAPLE TREE, SAID POINT BEING THE NORTHEAST CORNER OF A 2.253
MORE OR LESS ACRE TRACT CONVEYED TO B. S. DOZER BY DEED
RECORDED IN VOLUME 920, PAGE 230 OF THE SAID COUNTY RECORDS;
THENCE WITH THE NORTH LINE OF SAID 2.253 MORE OR LESS ACRE
TRACT SOUTH 78 DEGREES 00 MINUTES 48 SECONDS WEST 563.66 FEET
TO A POINT IN THE CENTER OF TOWNSHIP ROAD, PASSING EXISTING
IRON PINS (3/4 INCH I.D. PIPE) AT 356.52 FEET AND 536.40
FEET; THENCE WITH THE SAID CENTER NORTH 34 DEGREES 02 MINUTES
38 SECONDS WEST 57.41 FEET TO A POINT; THENCE CONTINUING WITH
THE SAID CENTER NORTH 37 DEGREES 56 MINUTES 47 SECONDS WEST
203.40 FEET TO A POINT; THENCE LEAVING THE SAID ROAD NORTH 63
DEGREES 30 MINUTES 40 SECONDS EAST 537.94 TO THE PLACE OF
BEGINNING, PASSING IRON PINS SET AT 21.80 FEET AND 317.47
FEET.

CONTAINING 3.972 MORE OR LESS ACRES, SUBJECT TO ALL
LEGAL ROAD RIGHT-OF-WAY (TWENTY-FIVE FOOT ROADWAY EASEMENT)
AND ALL OTHER APPLICABLE EASEMENTS.

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

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 18.031 MORE
OR LESS ACRES CONVEYED TO A. JESS (VOLUME 805, PAGE 343).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY
AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME THIS 15TH DAY
OF APRIL 1989.

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

02971 A. JESS



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Nangle
3-20-89

Bearings are based on the previous survey of 18.031± Acres conveyed to A. Jess (Vol. 805, Pg. 343)

Being a part of a 18.031± Acre tract conveyed to Arthur Jess as recorded in Vol. 805, Pg. 343 of the Muskingum County Deed Records; Situated in the Northwest Quarter of Section 2, Township 1 Range 5, of the United States Military Lands, Union Township, Muskingum County, Ohio.

5.00°22'58"W. 393.38'

Northwest Corner of Section 2

S.60°00'32"E. 175.61'

S.88°43'32"E. 111.80'

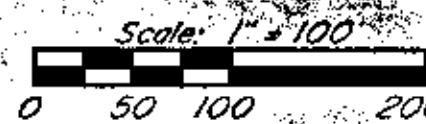
S.86°27'32"E. 176.00'

N.38°27'28"E. 327.80'

N.43°07'56"E. 231.45'

S.34°28'10"E. 1007.62'

- Existing Iron Pin (3/4" pipe)
- ⊙ Iron Pin Set (3/8" x 30" rebar w/ plastic lid cap)



A. Jess
805 - 343

N.63°30'40"E. 295.67'

25' Roadway Easement

A. Jess
805 - 343
3.972± Acres

Part N° 66-66-20-02-34-000 (part)

N.37°56'47"W. 203.40'

N.34°02'38"W. 57.41'

27.26' 179.88'

356.52' 563.66'

10" Maple

K. B. D. Hollowell
799 - 28

B. S. Dozer
920 - 230

W.J. Biedenbach
3/18/89

ZANESVILLE MUSKINGUM COUNTY
HEALTH DEPARTMENT
208 NORTH SEVENTH STREET
ZANESVILLE, OHIO 43701

Research

Vol. 805 Pg. 343
Vol. 799 Pg. 28
Vol. 920 Pg. 230
Muskingum County Tax Map

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as prepared by me this 15th day of March 1989.

OFFICE COPY

NOT RECORDED

W. J. Biedenbach
Reg. Surveyor #5718



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *W. J. Biedenbach*
3-20-89

W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 3-15-89
Scale: 1" = 100'	Checked by: JT
Vol. N° 2971	A. Jess

Colwell Banker/Dunz Meiler Realty
Donna Noe

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

DESCRIPTION FOR CONVEYANCE

1330 MAPLE LANE PL

PARCEL NUMBER 66-66-20-02-34-000 (ALL)

BEING A PART OF A 18.031 MORE OR LESS ACRE TRACT CONVEYED TO ARTHUR JESS AS RECORDED IN DEED BOOK VOLUME 805, PAGE 343 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE NORTH WEST CORNER OF SECTION 2; THENCE SOUTH 00 DEGREES 22 MINUTES 58 SECONDS WEST 393.38 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD NUMBER 187 (MAPLE BROOK ROAD); THENCE SOUTH 60 DEGREES 00 MINUTES 32 SECONDS EAST 175.61 FEET TO A POINT IN THE SAID CENTER OF TOWNSHIP ROAD NUMBER 187; THENCE SOUTH 88 DEGREES 43 MINUTES 32 SECONDS EAST 110.60 FEET TO A POINT IN THE SAID CENTER OF TOWNSHIP ROAD NUMBER 187; THENCE SOUTH 86 DEGREES 27 MINUTES 32 SECONDS EAST 176.00 FEET TO A POINT MARKED BY AN EXISTING IRON PIN, SAID POINT BEING THE SOUTHEAST CORNER OF A 55.49 MORE OR LESS ACRE TRACT CONVEYED TO GERALD HARDY AS RECORDED IN DEED BOOK VOLUME 518 PAGE 710 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID POINT ALSO BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH 38 DEGREES 27 MINUTES 28 SECONDS EAST 327.80 FEET ALONG THE NORTHERLY LINE OF THE ABOVE MENTIONED 18.031 MORE OR LESS ACRE TRACT TO A POINT MARKED BY AN EXISTING IRON PIN; THENCE CONTINUING ALONG THE SAID NORTHERLY LINE OF THE 18.031 MORE OR LESS ACRE TRACT NORTH 43 DEGREES 07 MINUTES 56 SECONDS EAST 231.45 FEET TO A POINT MARKED BY AN EXISTING IRON PIN; THENCE SOUTH 34 DEGREES 28 MINUTES 10 SECONDS EAST 1007.62 FEET ALONG THE EASTERLY LINE OF THE SAID 18.031 MORE OR LESS ACRE TRACT TO A POINT MARKED BY AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF A 3.972 MORE OR LESS ACRE TRACT; THENCE SOUTH 63 DEGREES 30 MINUTES 40 SECONDS WEST 537.94 FEET TO A POINT IN THE CENTER OF SAID ROAD AT THE NORTHWEST CORNER OF SAID 3.972 MORE OR LESS ACRE TRACT, PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 220.47 FEET AND 516.14 FEET; THENCE ALONG THE CENTER OF SAID ROAD THE NEXT NINE COURSES AND DISTANCES:

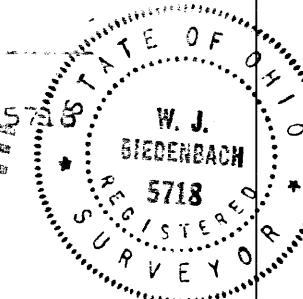
- 1) NORTH 37 DEGREES 55 MINUTES 47 SECONDS WEST 27.21 FEET TO A POINT;
- 2) NORTH 40 DEGREES 13 MINUTES 16 SECONDS WEST 92.35 FEET TO A POINT, SAID POINT BEING NORTH 49 DEGREES 28 MINUTES 26 SECONDS EAST 15.60 FEET FROM AN EXISTING IRON PIN;
- 3) NORTH 91 DEGREES 15 MINUTES 27 SECONDS WEST 199.58 FEET TO A POINT;
- 4) NORTH 88 DEGREES 02 MINUTES 34 SECONDS WEST 118.61 FEET TO A POINT;
- 5) NORTH 27 DEGREES 26 MINUTES 49 SECONDS WEST 65.77 FEET TO A POINT;
- 6) NORTH 04 DEGREES 29 MINUTES 31 SECONDS WEST 59.43 FEET TO A POINT, SAID POINT BEING NORTH 46 DEGREES 55 MINUTES 37 SECONDS EAST 22.16 FEET FROM AN EXISTING IRON PIN;
- 7) NORTH 22 DEGREES 57 MINUTES 47 SECONDS WEST 152.50 FEET TO A POINT;
- 8) NORTH 12 DEGREES 02 MINUTES 48 SECONDS WEST 39.26 FEET TO A POINT;
- 9) NORTH 05 DEGREES 11 MINUTES 46 SECONDS WEST 49.17 FEET TO THE PLACE OF BEGINNING.

10) BEING 1.175 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY, 15 FOOT ROADWAY EASEMENT AND ALL OTHER APPLICABLE EASEMENTS.

11) THIS ARE BASED ON THE PREVIOUS SURVEY OF 18.031 MORE OR LESS ACRE CONVEYED TO A. JESS (VOLUME 805, PAGE 343).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE EXACT AS TAKEN FROM PREVIOUS SURVEYS BY ME, DATED MARCH 17, 1984 AND 1987, THIS 13TH DAY OF AUGUST 1989.

OFFICE COPY
NOT RECORDABLE
03026 A. JESS



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *J. J. Nantz*
10-26-89

Rev: 8-18-89

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

Drawn by: <i>MD</i>	Date: 3-27-84
Scale: 1"=100'	Checked by:
Job No: 1515-3-84	A. Jess

