

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
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TRACT #2
R. BERRY
VOLUME 1028, PAGE 218
PARCEL NUMBER 70-70-01-02-08-001 (PART)

BEING A PART OF A TRACT CONVEYED TO MAURICE W. AND EVELYN L. MANN AS RECORDED IN VOLUME 583, PAGE 275 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 11 OF A SUBDIVISION MADE BY THE EXECUTORS OF GEORGE JACKSON AND DELINEATED IN THE ALTERATIONS OF LOTS NUMBER 6, 11, AND 12 IN VOLUME "O", PAGE 489 OF THE MUSKINGUM COUNTY DEED RECORDS, IN THE 3RD QUARTER OF TOWNSHIP 2, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT NUMBER 11 IN THE CENTER OF STATE ROUTE NUMBER 666; THENCE ALONG THE NORTH LINE OF SAID LOT NUMBER 11, SOUTH 81 DEGREES 00 MINUTES 00 SECONDS WEST 1868.76 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE WESTERLY RIGHT-OF-WAY OF THE PENNSYLVANIA RAIL ROAD (ABANDONED); THENCE WITH THE SAID RIGHT-OF-WAY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 2880.55 FEET (CHORD BEARING SOUTH 42 DEGREES 16 MINUTES 33 SECONDS EAST 371.33 FEET) AN ARC DISTANCE OF 371.59 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF THE ABOVE SAID MANN TRACT; THENCE CONTINUING WITH THE SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 2880.55 FEET (CHORD BEARING SOUTH 47 DEGREES 31 MINUTES 20 SECONDS EAST 154.27 FEET) AN ARC DISTANCE OF 154.29 FEET TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING WITH THE SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 2880.55 FEET (CHORD BEARING SOUTH 49 DEGREES 59 MINUTES 08 SECONDS EAST 93.40 FEET) AN ARC DISTANCE OF 93.40 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID RIGHT-OF-WAY, SOUTH 46 DEGREES 25 MINUTES 03 SECONDS WEST 446.03 FEET TO A POINT ON THE LOW WATER MARK OF THE MUSKINGUM RIVER, PASSING IRON PINS SET AT 129.68 FEET 410.51 FEET; THENCE WITH THE SAID LOW WATER MARK, NORTH 41 DEGREES 27 MINUTES 47 SECONDS WEST 150.00 FEET TO A POINT; THENCE LEAVING THE SAID LOW WATER MARK, NORTH 53 DEGREES 58 MINUTES 37 SECONDS EAST 433.83 FEET TO THE PLACE OF BEGINNING, PASSING IRON PIN SET AT 35.62 FEET AND 308.13 FEET.

CONTAINING 1.218 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

D3825B-7 BERRY

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

3-30-95

OFFICE COPY
NOT RECORDABLE

- ① - CH. - N.46°23'06"W. 86.60' ARC-104.72'
- ② - CH. - N.60°39'01"E. 73.18' ARC-82.10'
- ③ - CH. - S.29°21'00"E. 68.16' ARC-75.00'

MUSKINGUM MINING Co.
VOL. 797, PG. 158
488.91 FT

S.81°00'00"W. 1868.76'
S.42°16'33"E
CHORD 371.33'

NORTHEAST
CORNER
LOT No. 11

ROBERT F. & BARBARA BERRY
VOL. 1028, PG. 218

TRACT No. 4
1.297± AC.

S.47°31'20"E.
CHORD 154.27'
RADIUS 2880.55

S.49°59'08"E.
CHORD 93.40'

TRACT No. 3
1.218± AC.

TRACT No. 2
1.218± AC.

INGRESS
EGRESS
EASEMENT

"A"
SEE BELOW

SCALE 1"=100'

0 50 100 200

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)

RESEARCH:

VOL. 797, PG. 158
VOL. 583, PG. 275
VOL. 786, PG. 12
PREVIOUS SURVEYS
MUSKINGUM COUNTY TAX MAPS

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

3-30-95

BEING A PART OF LOT No. 11 OF
A SUBDIVISION MADE BY THE
EXECUTORS OF GEORGE JACKSON
AND DELINEATED IN THE ALTERATIONS
OF LOTS 6, 11 AND 12 IN DEED BOOK
"O" PAGE 489 OF THE MUSKINGUM
COUNTY PLAT RECORDS IN THE 3RD
QUARTER OF TOWNSHIP 2, RANGE 7,
WASHINGTON TOWNSHIP, MUSKINGUM
COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS
SURVEY OF 1.00± AC. CONVEYED TO
W. & S MANN (VOL. 786, PG. 12).

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS DAY OF MARCH, 1995.

W.J. BIEDENBACH
REGISTERED SURVEYOR

PAR. No. 70-70-01-02-08-001(PART)

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

DRAWN BY: WJB	DATE: 3-2-95
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 3825	BERRY

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