

70-01-02-08-008
5527 N RIVER RD

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

TRACT #3
R. BERRY
VOLUME 1028, PAGE 21B
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 46 DEGREES 30 MINUTES 42 SECONDS EAST 52.67 FEET) AN ARC DISTANCE OF 52.67 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 48 DEGREES 02 MINUTES 45 SECONDS EAST 101.60 FEET) AN ARC DISTANCE OF 101.61 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID RIGHT-OF-WAY, SOUTH 53 DEGREES 58 MINUTES 37 SECONDS WEST 433.83 FEET TO A POINT ON THE LOW WATER MARK OF THE MUSKINGUM RIVER, PASSING IRON PINS SET AT 125.70 FEET AND 398.21 FEET; THENCE WITH THE 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 60 DEGREES 39 MINUTES 01 SECONDS EAST 429.80 FEET TO THE PLACE OF BEGINNING, PASSING IRON PINS SET AT 26.09 FEET AND 303.55 FEET.

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

D3825C-7 BERRY

BY ALB
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

NORTHEAST
 CORNER
 LOT No. 11

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

TRACT No. 4
 1.297± AC.

TRACT No. 3
 1.218± AC.

TRACT No. 2
 1.218± AC.

S.81°00'00"W. 1868.76'
 S.42°16'33"E.
 CHORD 371.33'
 S.46°30'42"E.
 CHORD 52.67'

S.48°02'45"E.
 CHORD 101.60'
 RADIUS 2880.55

S.49°59'08"E.
 CHORD 93.40'

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

BY *APL*
 3-30-95

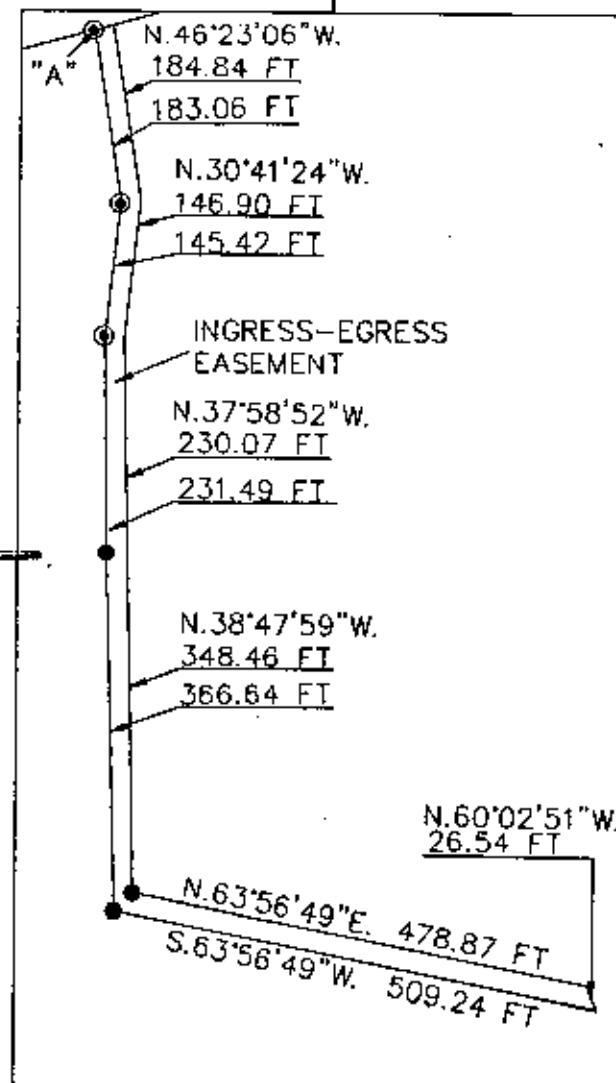
BEING A PART OF LOT No. 11 OF
 A SUBDIVISION MADE BY THE
 EXECUTORS OF GEORGE JACKSON
 AND DELINEATED IN THE ALTERATIONS
 OF LOTS 6, 11 AND 12 IN DEED BOOK
 "O" PAGE 489 OF THE MUSKINGUM
 COUNTY PLAT RECORDS IN THE 3RD
 QUARTER OF TOWNSHIP 2, RANGE 7,
 WASHINGTON TOWNSHIP, MUSKINGUM
 COUNTY, OHIO.

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 2ND DAY OF MARCH, 1995.

W.J. BIEDENBACH
 REGISTERED SURVEYOR

**OFFICE COPY
 NOT RECORDABLE**



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