

W. J. Biedenbach & Associates

Surveying and Mapping

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CAROLYN E. CLARK

AUDITORS PARCEL NUMBER 70-70-04-03-06-000 (ALL) (1.066 more or less acres)

AUDITORS PARCEL NUMBER 70-70-04-03-21-000 (PART) (1.189 more or less acres)

70-04-03-21-001

6655 NORTH RIVER RD

BEING A PART OF 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 A POINT IN THE NORTHERLY EXTENSION OR PROLONGATION OF THE WEST LINE OF THE "D. CONVER'S TRACT" OF 205 ACRES AS SHOWN ON THE PLAT OF THE SUBDIVISION OF THE ESTATE OF GEORGE JACKSON AS RECORDED IN DEED BOOK "M," PAGE 384 AND IN PLAT BOOK A-O, PAGE 173 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID POINT BEING NORTH 03 DEGREES 51 MINUTES 21 SECONDS EAST 590.12 FEET (DEED) FROM THE NORTHEAST CORNER OF LOT 4 OF THE SAID PLAT;

THENCE ALONG THE SOUTH LINE OF A 17.0156 ACRE TRACT CONVEYED TO MICHAEL G. BOLLINGER BY DEED RECORDED IN VOLUME 881, PAGE 148 OF THE SAID COUNTY RECORDS, SOUTH 86 DEGREES 55 MINUTES 22 SECONDS EAST 401.54 FEET (DEED) TO A POINT;

THENCE ALONG THE EASTERLY LINE OF THE SAID BOLLINGER TRACT THE NEXT FOUR COURSES AND DISTANCES:

- 1) NORTH 14 DEGREES 16 MINUTES 56 SECONDS WEST 108.85 FEET (DEED) TO A POINT;
- 2) NORTH 25 DEGREES 13 MINUTES 30 SECONDS WEST 354.12 FEET (DEED) TO A POINT;
- 3) NORTH 86 DEGREES 36 MINUTES 39 SECONDS WEST 640.65 FEET (DEED) TO A POINT;
- 4) NORTH 07 DEGREES 27 MINUTES 30 SECONDS EAST 479.16 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE NORTHERLY LINE OF THE SAID BOLLINGER TRACT, NORTH 44 DEGREES 24 MINUTES 46 SECONDS WEST 22.60 FEET TO A POINT IN THE CENTER OF STATE ROUTE 666 (NORTH RIVER ROAD), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID ROAD AND ALONG THE NORTHERLY LINE OF A TRACT CONVEYED TO R. AND D. FOWLER BY DEED RECORDED IN VOLUME 881, PAGE 145 OF THE SAID COUNTY RECORDS, NORTH 44 DEGREES 24 MINUTES 46 SECONDS WEST 331.16 FEET TO A POINT (SAID POINT DESCRIBED IN PREVIOUS DEEDS AS BEING ON THE LOW WATER MARK OF THE MUSKINGUM RIVER), PASSING IRON PINS SET AT 50.00 FEET AND 259.22 FEET;

THENCE NORTH 45 DEGREES 40 MINUTES 43 SECONDS EAST 133.11 FEET TO A POINT;

THENCE NORTH 19 DEGREES 28 MINUTES 38 SECONDS EAST 141.07 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF THE 1.17 ACRE TRACT CONVEYED TO G. CLAPPER AS RECORDED IN VOLUME 1101, PAGE 247 OF THE SAID COUNTY RECORDS;

THENCE WITH THE SOUTHERLY LINE OF THE SAID CLAPPER TRACT, SOUTH 54 DEGREES 40 MINUTES 26 SECONDS EAST 348.33 FEET TO A POINT IN THE ABOVE SAID STATE ROUTE 666, PASSING EXISTING IRON PINS (AXLES) AT 140.79 FEET AND 297.33 FEET;

THENCE WITH THE SAID ROAD, SOUTH 32 DEGREES 29 MINUTES 34 SECONDS WEST 144.36 FEET TO A POINT;

THENCE SOUTH 35 DEGREES 18 MINUTES 33 SECONDS WEST 58.78 FEET TO A POINT IN THE CENTER LINE OF THE SAID ROAD;

THENCE SOUTH 35 DEGREES 57 MINUTES 46 SECONDS WEST 51.25 FEET TO A POINT IN THE SAID CENTERLINE;

THENCE SOUTH 41 DEGREES 30 MINUTES 04 SECONDS WEST 35.77 FEET TO A POINT IN THE SAID CENTERLINE;

THENCE SOUTH 51 DEGREES 47 MINUTES 14 SECONDS WEST 37.40 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.255 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF STATE ROUTE 666 AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 17.0156 ACRES AS CONVEYED IN VOLUME 831, PAGE 148 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 26th DAY OF FEBRUARY, 1998.

OFFICE COPY
NOT RECORDABLE
W. J. BIEDENBACH
REGISTERED SURVEYOR

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY WJB

3-4-98

SURVEY FOR HOME OPPORTUNITIES R.E., LTD.

AUDITORS PARCEL NUMBER

70-70-04-03-06-000 (ALL)-1.066 ± ACRES

70-70-04-03-21-000 (PART)-1.189 ± ACRES

BEING A PART OF THE 3rd QUARTER OF TOWNSHIP 2,

RANGE 7, OF THE UNITED STATES MILITARY LANDS,

WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE
17.0156 ± ACRE TRACT AS CONVEYED IN VOL. 881, PG. 148
OF THE MUSKINGUM COUNTY DEED RECORDS.

SCALE 1"=100'
0 50 100 200

RESEARCH:

VOL. 802, PG. 98

VOL. 427, PG. 168

VOL. 731 PG. 306

VOL. 436, PG. 485

VOL. 881, PG. 148

O.B. "M", PG. 384

P.B. "A-O", PG. 173

MUSKINGUM COUNTY TAX MAP

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ANGLE POINTS

ROLAND & DORIS J.
FOWLER
VOL. 881, PG. 145

CHRISTOPHER A. STEM
VOL. 1005, PG. 273

G. CLAPPER
VOL. 1101, PG. 247

CAROLYN E. CLARK
VOL. 1138, PG. 64
2.255 ± ACRES

PARCEL 1
1.066 ± ACRES

PARCEL 2
1.189 ± ACRES

MARTHA WHITE
NORRIS
VOL. 731, PG. 306

CAROLYN E. CLARK
VOL. 1138, PG. 64

A POINT IN THE NORTHERLY EXTENSION OR
PROLONGATION OF THE WEST LINE OF THE "D.
CONVER'S TRACT" OF 205 ACRES AS SHOWN ON THE
PLAT OF THE SUBDIVISION OF THE ESTATE OF
GEORGE JACKSON (D.B. "M." PAGE 384 AND IN P.B.
A-O, PAGE 173)

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY: *[Signature]*
3-4-98

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 26th DAY OF FEBRUARY 1998.

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

OFFICE COPY
NOT RECORDABLE

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

DRAWN BY: AJS	DATE: 02-26-98
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 4270	DRAWING NO: D:\4270\4270