

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

DESCRIPTION FOR CONVEYANCE
PARCEL NUMBER 71-70-58-01-03-000 (PART)

BEING A PART OF THE THIRD QUARTER OF TOWNSHIP ONE, RANGE SEVEN, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE SOUTHWEST CORNER OF LOT NUMBER 3 OF JOHN C. HOWARD'S SUBDIVISION AS RECORDED IN DEED BOOK 9, PAGE 394 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID STONE ALSO BEING ON THE EAST LINE OF THE SAID THIRD QUARTER, AND IS ALSO 370.56 FEET WEST OF AN EXISTING AXLE AT THE SOUTHWEST CORNER OF THE PLEASANT GROVE SCHOOL LOT; THENCE SOUTH 02 DEGREES 28 MINUTES 32 SECONDS EAST 1284.91 FEET ALONG THE SAID EAST LINE OF THE THIRD QUARTER TO A POINT, SAID POINT BEING ON THE SOUTH LIMITED ACCESS RIGHT-OF-WAY LINE OF I-70; THENCE NORTH 81 DEGREES 03 MINUTES 01 SECONDS WEST 210.68 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO A POINT, SAID POINT BEING 195 FEET RIGHT OF CENTERLINE STATION 61+96.8 OF I-70 AS RECORDED IN PLAT BOOK 10, PAGE 50 OF THE SAID COUNTY PLAT RECORDS; THENCE SOUTH 02 DEGREES 12 MINUTES 48 SECONDS EAST 138.71 FEET ALONG THE WEST LINE OF A TRACT CONVEYED TO THE DOWNING COMPANY AS RECORDED IN DEED VOLUME 791, PAGE 109 OF THE SAID COUNTY RECORDS TO A POINT; THENCE SOUTH 74 DEGREES 02 MINUTES 12 SECONDS WEST 208.00 FEET ALONG THE NORTH LINE OF A TRACT CONVEYED TO LARRY AND EDNA HUFFMAN AS RECORDED IN DEED VOLUME 842, PAGE 307 OF THE SAID COUNTY DEED RECORDS TO A POINT; THENCE SOUTH 12 DEGREES 37 MINUTES 12 SECONDS WEST 138.10 FEET ALONG THE WESTERN LINE OF SAID HUFFMAN TRACT TO AN EXISTING IRON PIN; THENCE NORTH 58 DEGREES 22 MINUTES 48 SECONDS WEST 172.40 FEET ALONG THE NORTHERN LINE OF A TRACT CONVEYED TO THE WESTWOOD BAPTIST CHURCH AS RECORDED IN DEED VOLUME 918, PAGE 260 OF THE SAID COUNTY RECORDS TO AN EXISTING IRON PIN, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH 04 DEGREES 12 MINUTES 31 SECONDS WEST 198.68 FEET ALONG THE NORTHERN LINE OF SAID WESTWOOD BAPTIST CHURCH TO AN EXISTING IRON PIN, SAID IRON PIN BEING 180 FEET RIGHT OF CENTERLINE STATION 58+03.5 OF THE ABOVE MENTIONED I-70; THENCE SOUTH 22 DEGREES 10 MINUTES 31 SECONDS EAST 156.88 FEET TO AN IRON PIN SET; THENCE SOUTH 40 DEGREES 10 MINUTES 27 SECONDS WEST 69.19 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.110 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.53 MORE OR LESS ACRES AS RECORDED IN DEED VOLUME 820, PAGE 349 OF THE MUSKINGUM COUNTY DEED RECORDS.

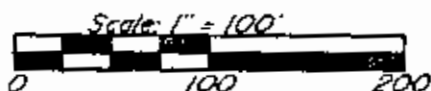
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 25TH DAY OF FEBRUARY 1994.

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY R. L. Swindland 2-28-94
D3729-5 WESTWOOD BAPTIST

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NOT RECORDED



Southwest Corner of
Lot #3 of John C.
Howards Sub.
(Db. 9, Pg. 394)

370.56' Deed
370.14' Meas.

Southwest Corner of
Pleasant Gr. vs School Lot.

180' R.R.
Sta. 58+03.5

Limited Access Right-of-Way Interstate 70

Esther Cohagen
Vol. 751, Pg. 267

Per N° 71-70-58-01-03-000 (part)

The Downing Co.
Vol. 791, Pg. 109
(Jones)

Westwood Baptist Church
Vol. 918, Pg. 260

Larry & Edna Huffman
Vol. 842, Pg. 307

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY A.L. Smith
2-28-94

Bearings are based on the previous survey of
0.53± Acres as recorded in Vol. 820, Pg. 349 of
the Muskingum County Deed Records.

- ~ Existing Iron Pin
- ⊙ ~ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar
w / plastic id. cap)

Being a part of the 3rd Quarter of Township 1,
Range 7, of the United States Military Lands,
Washington Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge,
information, and belief, the above plat and survey
to be correct as prepared by me, this 24th day
of February, 1994.

W.J. Biedenbach
Reg. Surveyor #5

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NOT RECORDABLE**

Research

Vol. 842	Pg. 307
Vol. 918	Pg. 260
Vol. 791	Pg. 109
Vol. 820	Pg. 349
Vol. 791	Pg. 111
Db. 10	Pg. 50
Muskingum County Tax Map	

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

Drawn by: SDD	Date: 2-24-94
Scale: 1" = 100'	Checked by: J
Job No: 3729	Westwood Baptist Ch

SNR

Terry Finley Surveying & Mapping
Ohio Registered Surveyor #S-7222
155 Mockingbird Hill, Zanesville, OH 43701
Phone or FAX (740) 454-8721

LEGAL DESCRIPTION
Tract One

Situated in the State of Ohio, County of Muskingum, Township of Washington, and being part of the Third Quarter of Township 1, Range 7 of the United States Military Lands, and being part of those lands intended to be described in Deed Volume 344, page 269; being further bounded and described as follows:

Commencing at the northeast corner of Lot 28 of Bateman Addition, as recorded in Plat Book 5, page 74, thence, north 83 degrees – 01 minutes – 53 seconds west, 179.31 feet to a point on the south line of Route 40; thence, north 06 degrees – 58 minutes – 07 seconds east, 40.00 feet to a point; thence, north 25 degrees – 11 minutes – 21 seconds east, 300.57 feet to a point; thence, north 82 degrees – 11 minutes – 43 seconds west, 255.51 feet to an iron pin found at the southeast corner of Mt. Olive Cemetery (170/425); thence, north 03 degrees – 23 minutes – 17 seconds east, along the east line thereof, 105.30 feet to an iron pin set at the northwest corner of those lands now or formerly owned by Steven Taylor (1524/346); thence, continuing along the east line of said cemetery, north 03 degrees – 11 minutes – 00 east, 708.10 feet to an iron pin set on the north right-of-way line of Interstate 70, and the **true point of beginning** for the parcel herein intended to be described, passing an iron pin set on the south line of said right-of-way at 370.40 feet;

Thence, continuing north 03 degrees – 11 minutes – 00 seconds east, 444.81 feet, along said east line of Mt. Olive Cemetery, to an iron pin found at the northeast corner thereof;

Thence, south 88 degrees – 54 minutes – 08 seconds east, 606.19 feet, along the south line of those lands now or formerly owned by JHC II LLC (2072/792), to an iron pin found;

Thence, south 04 degrees – 06 minutes – 19 seconds west, 167.26 feet, along the west line of those lands now or formerly owned by S. Zemba (1683/421), to an iron pin found on the north right-of-way line of aforesaid Interstate 70;

Thence, along the northerly right-of-way of said Interstate 70, the following two (2) courses and distances:

1. south 74 degrees – 38 minutes – 54 seconds west, 185.41 feet to a point;
2. south 63 degrees – 47 minutes – 28 seconds west, 490.43 feet to the **point of beginning**, and **containing 4.045 acres more or less**.

Subject to all legal highways and easements, whether recorded or implied.

Iron pins set are 5/8 rebar with yellow identification cap (FINLEY S-7222).

Bearings described herein are based on assumed azimuth and to be used for angle purposes only.

Being Part of Auditor's Parcel #70-58-01-09-000.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

9/10/04
Date

Fee Paid

DESCRIPTION

APPROVED

BY

[Signature] 7/1/7/2014

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number 70-48-03-09-000.



This description, written on July 14, 2009, is based on an actual survey by Terry J. Finley, Ohio Registered Surveyor #S-7222.

~~OFFICE COPY~~
~~NOT RECORDABLE~~
Registered Surveyor #S-7222

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF WASHINGTON AND BEING PART OF THE THIRD QUARTER OF TOWNSHIP 1, RANGE 7, U.S.M.L. AND BEING ALL OF THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOLUME 344, PAGE 269.

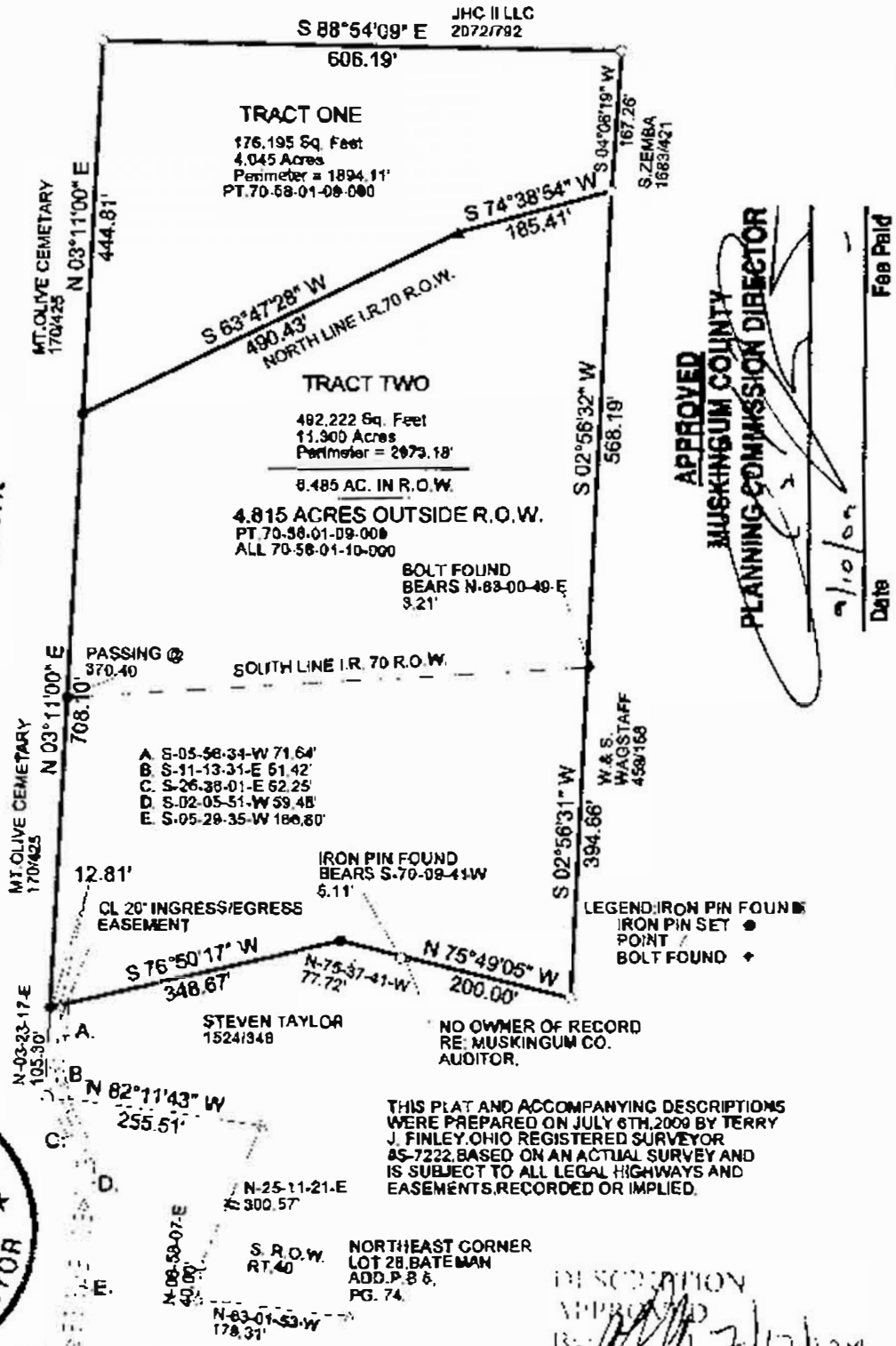
BEING ALL OF AUDITOR'S PARCEL NO'S. 70-58-01-09-000 AND 70-58-01-10-000.

THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED AZIMUTH AND USED FOR ANGLE PURPOSES ONLY.
IRON PINS SET ARE 5/8" REBAR WITH YELLOW ID. CAP.

TRACT ONE NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS. PARCEL TO BE COMBINED TO AUDITOR'S PARCEL NUMBER 70-48-03-00-000.

0 100 200
SCALE: 1"=200'

Approved For Transfer
No On-Lot Sewage
Date 7/2/09
Zanesville - Muskingum Co.
Health Department



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TERRY J. FINLEY P.S.

TERRY J. FINLEY SURVEYING		
155 MOCKINGBIRD HILL		
ZANESVILLE, OHIO 43701		
DATE: 7/14/2009	SCALE: 1" = 200'	DRAWN BY: TJF