

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
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DESCRIPTION FOR CONVEYANCE
R. RUSSELL
PARCEL NUMBER 71-70-BB-04-10-000 (PART)

PS

BEING A PART OF THE SOUTHEAST QUARTER OF QUARTER TOWNSHIP 4,
TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS,
WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER
DECEASED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF
LOT 14 OF KIMBERLY HILLS SUBDIVISION AS RECORDED IN PLAT BOOK
14, PAGE 9 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE NORTH
01 DEGREES 56 MINUTES 43 SECONDS WEST 100.10 FEET TO AN
EXISTING IRON PIN (5/8 INCH REBAR); THENCE ALONG THE NORTH
LINE OF A 0.447 MORE OR LESS ACRE TRACT CONVEYED TO R. BRUNER
AS RECORDED IN VOLUME 953 PAGE 22 OF THE MUSKINGUM
COUNTY RECORDS NORTH 01 DEGREES 17 MINUTES 31 SECONDS WEST
114.49 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING OF
THE TRACT BEING DECEASED TO BE DESCRIBED, PASSING AN
EXISTING IRON PIN (5/8 INCH REBAR) AT 100.00 FEET; THENCE
WITH THE NORTH LINE OF LOTSE DRIVE, AS RECORDED IN PLAT BOOK
14, PAGE 14 OF THE MUSKINGUM COUNTY PLAT RECORDS,
NORTH 01 DEGREES 40 MINUTES 42 SECONDS WEST 135.49 FEET TO AN
EXISTING IRON PIN (5/8 INCH REBAR); THENCE ALONG THE NORTH
LINE OF A 0.457 MORE OR LESS ACRE TRACT CONVEYED TO J.
POLLOCK BY DEED RECORDED IN VOLUME 103, PAGE 17 OF SAID
COUNTY RECORDS NORTH 88 DEGREES 17 MINUTES 41 SECONDS WEST
100.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE
SOUTH 01 DEGREES 40 MINUTES 42 SECONDS WEST 150.00 FEET TO AN
EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON
PIN (5/8 INCH REBAR) AT 100.00 FEET (SAID IRON PIN AT THE
NORTHWEST CORNER OF WHEELING HEIGHTS SUBDIVISION AS RECORDED
IN PLAT BOOK 14, PAGE 10 OF THE SAID COUNTY RECORDS; THENCE
WITH THE NORTH LINE OF A 0.588 MORE OR LESS ACRE TRACT
CONVEYED TO J. POLLOCK BY DEED RECORDED IN VOLUME 1038, PAGE
204 OF THE SAID COUNTY RECORDS, NORTH 66 DEGREES 17 MINUTES
56 SECONDS WEST 100.00 FEET TO AN EXISTING IRON PIN (5/8 INCH
REBAR); THENCE WITH THE NORTH LINE OF A 0.595 MORE OR LESS
ACRE AND A 0.502 MORE OR LESS ACRE TRACT CONVEYED TO J.
POLLOCK (VOLUME 1007, PAGE 151 AND VOLUME 1022, PAGE 209),
NORTH 81 DEGREES 38 MINUTES 00 SECONDS WEST 258.00 FEET TO AN
IRON PIN SET, PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT
100.00 FEET AND 200.00 FEET; THENCE SOUTH 68 DEGREES 59
MINUTES 08 SECONDS WEST 229.11 FEET TO AN IRON PIN SET;
THENCE SOUTH 06 DEGREES 01 MINUTES 25 SECONDS WEST 106.66
FEET TO A POINT IN THE CENTER OF COUNTY ROAD 42 (OLD WHEELING
ROAD), PASSING AN IRON PIN SET AT 81.66 FEET; THENCE WITH THE
SAID ROAD NORTH 83 DEGREES 58 MINUTES 35 SECONDS WEST 204.59
FEET TO A POINT IN THE SAID CENTER; THENCE LEAVING THE SAID
ROAD NORTH 06 DEGREES 01 MINUTES 25 SECONDS EAST 225.00 FEET
TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 25.00 FEET;
THENCE NORTH 21 DEGREES 09 MINUTES 45 SECONDS WEST 871.59
FEET TO A POINT IN THE CENTER OF U.S. ROUTE 40, PASSING AN
IRON PIN SET AT 386.41 FEET AND PASSING AN EXISTING CONCRETE