

70-58-04-10-009

DESCRIPTION FOR CONVEYANCE

R. RUSSELL

PARCEL NUMBER 71-70-88-04-10-000 (PART)

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  
DESCRIBED 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 EAST 180.10 FEET TO AN  
EXISTING IRON PIN (5/8 INCH REBAR); THENCE ALONG THE NORTH  
LINE OF 0.599 MORE OR LESS ACRE TRACT CONVEYED TO R. BRONKER  
BY DEED RECORDED IN VOLUME 953 PAGE 62 OF THE MUSKINGUM  
COUNTY RECORDS NORTH 88 DEGREES 19 MINUTES 31 SECONDS WEST  
311.40 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN  
(5/8 INCH REBAR) AT 261.40 FEET; THENCE WITH THE WEST LINE OF  
LOUISE DRIVE, AS RECORDED IN PLAT BOOK FILE NUMBER 1, PAGE  
52B OF THE MUSKINGUM COUNTY PLAT RECORDS, SOUTH 01 DEGREES 40  
MINUTES 49 SECONDS WEST 135.49 FEET TO AN EXISTING IRON PIN  
(5/8 INCH REBAR); THENCE ALONG THE NORTH LINE OF A 0.459 MORE  
OR LESS ACRE TRACT CONVEYED TO J. HAMMONS BY DEED RECORDED  
IN VOLUME 953, PAGE 23 OF SAID COUNTY RECORDS NORTH 88  
DEGREES 19 MINUTES 31 SECONDS WEST 200.00 FEET TO AN EXISTING  
IRON PIN (5/8 INCH REBAR); THENCE SOUTH 01 DEGREES 40 MINUTES  
49 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 110 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 284 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 200.00 FEET TO AN EXISTING IRON PIN  
(5/8 INCH REBAR), SAID IRON PIN BEING THE PLACE OF BEGINNING  
OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING AN  
EXISTING IRON PIN (5/8 INCH REBAR) AT 100.00 FEET; THENCE  
SOUTH 09 DEGREES  
03 MINUTES 12 SECONDS WEST 212.73 FEET TO A POINT IN THE  
CENTER OF COUNTY ROAD 42 (OLD WHEELING ROAD), PASSING AN  
EXISTING IRON PIN (5/8 INCH REBAR) AT 187.73 FEET; THENCE  
ALONG THE CENTER OF SAID ROAD THE NEXT THREE COURSES AND  
DISTANCES:

- 1) NORTH 74 DEGREES 02 MINUTES 38 SECONDS WEST 6.13 FEET TO  
A POINT,
- 2) NORTH 82 DEGREES 04 MINUTES 02 SECONDS WEST 88.33 FEET TO  
A POINT,
- 3) NORTH 83 DEGREES 58 MINUTES 35 SECONDS WEST 156.55 FEET TO

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

A POINT; THENCE LEAVING THE SAID ROAD NORTH 06 DEGREES 01 MINUTES 25 SECONDS EAST 106.66 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 25.00 FEET; THENCE NORTH 68 DEGREES 59 MINUTES 08 SECONDS EAST 229.11 FEET TO AN IRON PIN SET; THENCE SOUTH 81 DEGREES 38 MINUTES 00 SECONDS EAST 58.08 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.000 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD 42, ALSO SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE WHEELING HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 14 PAGE 110 OF THE MUSKINGUM COUNTY PLAT RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 23RD DAY OF AUGUST 1991.

W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718

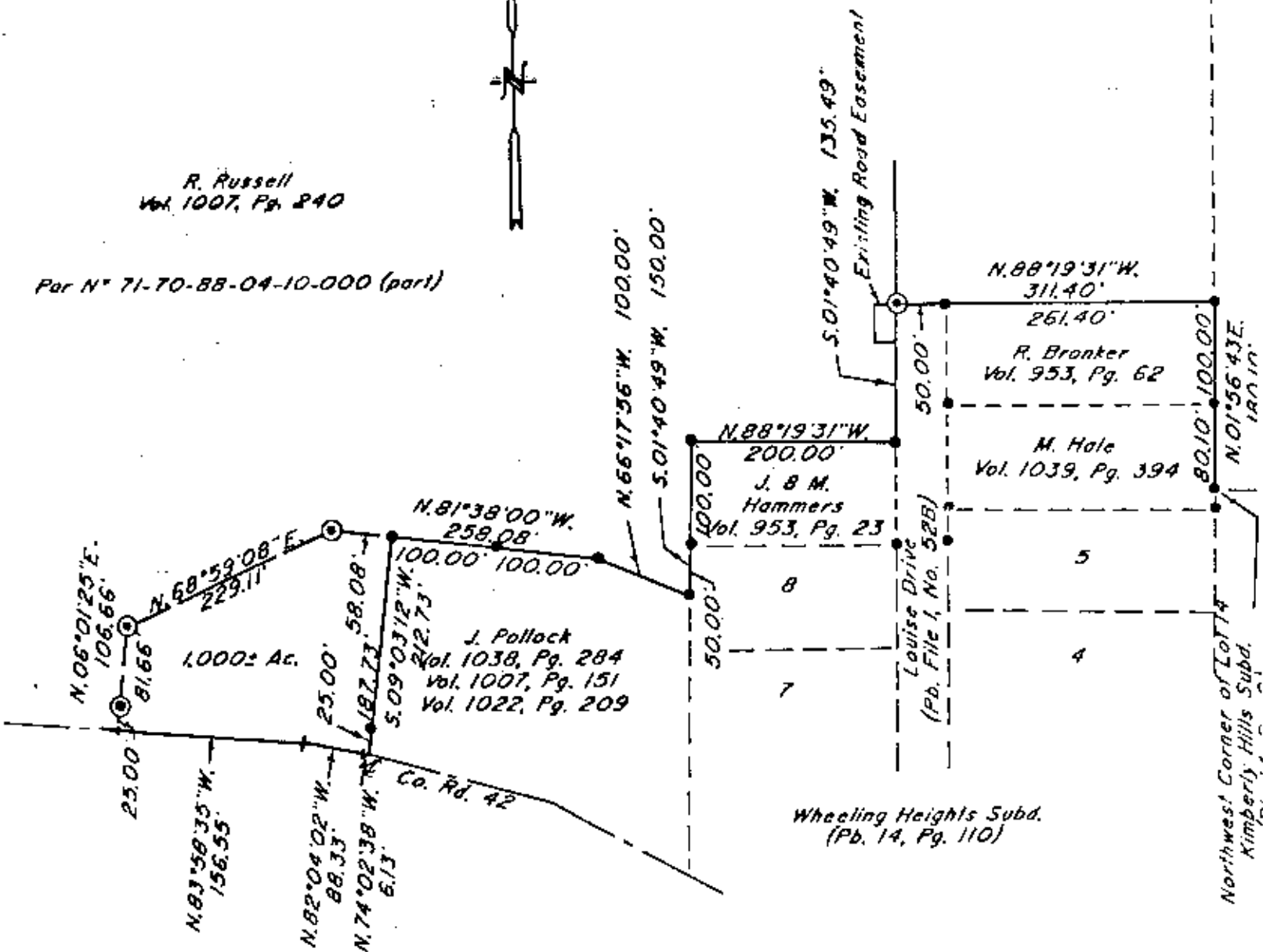
D3326C-4 FED ONE

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. L. Hambl  
9-19-91

R. Russell  
Vol. 1007, Pg. 240

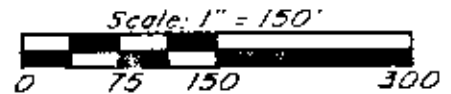
Par N° 71-70-88-04-10-000 (part)



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BY J. L. Hambl  
9-19-91

Bearings are based on the West Line of  
Wheeling Heights Subdivision (Pb. 14, Pg. 110).



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

#### Research

Vol. 1007	Pg. 240
Vol. 1039	Pg. 394
Vol. 1038	Pg. 284
Vol. 1007	Pg. 151
Vol. 1022	Pg. 209
Vol. 953	Pg. 23
Vol. 953	Pg. 62
Pb. 14	Pg. 9
Pb. 14	Pg. 110
Muskingum County Tax Map	

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.

I hereby certify to the best of my knowledge,  
information, and belief the above plot and survey  
to be correct as prepared on this 23<sup>rd</sup> day of  
August 1991.

W. J. Biedenbach  
W. J. Biedenbach  
Reg. Surveyor #5718



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

Drawn by: SDD	Date: 8-23-91
Scale: 1" = 150'	Checked by: J
Job N°: 3326	Fed One