

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

70-88-04-10-012

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 NUMBER 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) AT THE
NORTHEAST CORNER OF A TRACT CONVEYED TO R. BRONKAR BY DEED
RECORDED IN VOLUME 953, PAGE 62 OF THE MUSKINGUM COUNTY DEED
RECORDS, SAID POINT BEING THE PLACE OF BEGINNING OF THE
TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE WITH THE NORTH
LINE OF SAID TRACT AND THE NORTH LINE OF LOUISE DRIVE NORTH
88 DEGREES 19 MINUTES 31 SECONDS WEST 311.40 FEET TO AN
EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON
PIN (5/8 INCH REBAR) AT 261.40 FEET; THENCE WITH THE EAST
LINE OF A TRACT CONVEYED TO THE DIRECTOR OF DEVELOPMENT OF
THE STATE OF OHIO BY DEED RECORDED IN VOLUME 1056, PAGE 483
OF THE SAID COUNTY RECORDS, NORTH 01 DEGREES 45 MINUTES 01
SECONDS EAST 631.48 FEET TO AN EXISTING IRON PIN (5/8 INCH
REBAR) ON THE SOUTH LINE OF A TRACT CONVEYED TO FED ONE OF
DAYTON BY DEED RECORDED IN VOLUME 1055, PAGE 57 OF THE SAID
COUNTY RECORDS; THENCE WITH THE SAID SOUTH LINE, NORTH 68
DEGREES 59 MINUTES 08 SECONDS EAST 341.25 FEET TO AN EXISTING
IRON PIN (5/8 INCH REBAR) ON THE WEST LINE OF A TRACT
CONVEYED TO K. AND E. TAYLOR BY DEED RECORDED IN VOLUME 1082,
PAGE 291 OF THE SAID COUNTY RECORDS; THENCE WITH THE SAID
WEST LINE, SOUTH 01 DEGREE 59 MINUTES 44 SECONDS WEST 763.12
FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.008 MORE OR LESS ACRES. SUBJECT TO ALL
APPLICABLE EASEMENTS

BEARINGS ARE BASED ON THE WEST LINE OF WHEELING HEIGHTS
SUBDIVISION (PLAT BOOK 14, PAGE 110).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE
SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS
6TH DAY OF JULY 1991, FROM A PREVIOUS SURVEY COMPLETED BY ME
AND DATED THE 23RD DAY OF AUGUST 1991.

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

D3893-7 R. RUSSELL



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

7-29-95

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 7th DAY OF JULY, 1995, FROM A SURVEY
COMPLETED BY ME ON THE 23rd DAY OF
AUGUST 1991.

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

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

DRAWN BY:
MDN

DATE:
7-06-95

SCALE:
1"=150'

CHECKED BY:
WJB

Plot date: 07/06/95 at 10:31
File name: C:/ACAD12/DWG/3893

LEGEND

- IRON PIN FOUND (5/8" REBAR)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)

RESEARCH:

VOL. 1007, PG. 133
VOL. 1017, PG. 247
VOL. 859, PG. 59
VOL. 953, PG. 62
VOL. 1039, PG. 394
VOL. 1055, PG. 57
PB 14, PG. 9
PB 14, PG. 110
MUSKINGUM CO TAX MAPS

BEARINGS ARE BASED ON THE WEST
LINE OF WHEELING HEIGHTS SUBD.
(PB. 14, PG. 110)

DIRECTOR OF DEVELOPMENT
STATE OF OHIO
VOL. 1056, PG. 483

FED ONE OF DAYTON
VOL. 1055, PG. 57

N.68°59'08"E. 341.25'

ROBERT RUSSELL
VOL. 1007, PG. 240

5.008 ± ACRES

AUDITORS PAR. NO.
71-70-88-04-10-000 (PART)

ROAD EASEMENT (20'x40')
PB. FILE 1, NO. 52B

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

7-24-95

WHEELING HEIGHTS SUBDIVISION
P.B. 14, PG. 110

S.01°59'44"W. 763.12'

K. & E. TAYLOR
VOL. 1082, PG. 291

N.88°19'31"W.
311.40'

R. BRONKAR
VOL. 953, PG. 62

M. HALE
VOL. 1039, PG. 394

5

N.01°56'43"E.
180.10'

NORTHWEST CORNER
OF LOT 14 OF
KIMBERLY HILLS SUBD.
P.B. 14, PG. 9

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.

SCALE 1"=150'

0 75 150 300

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 7th DAY OF JULY, 1995, FROM A SURVEY
COMPLETED BY ME ON THE 23rd DAY OF
AUGUST 1991.

OFFICE COPY
NOT RECORDABLE
W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

W.J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
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