

W. J. Biedenbach & Associates

SURVEYING & MAPPING
3120 USA LANE
JAMESVILLE, OHIO 43081
614/433-4830

70-88-06-02-002

Being a part of the South East Quarter of the 4th Quarter of Township 1, Range 7, United States Military Lands, Washington Township, Muskingum County, Ohio and being further described as follows:

Commencing at a point marked by an existing iron pin (axle) at the South East Corner of Lot number 22 of Kimberly Hills as recorded in Plat Book 14 page 9 of the Muskingum County Plat Records; thence South 77 degrees 18 minutes 26 seconds East 124.70 feet to a point marked by an existing iron pin (1/2 inch rebar) said point being the place of beginning of the tract herein intended to be conveyed; thence North 05 degrees 12 minutes 48 seconds East 136.00 feet to a point marked by an iron pin set (5/8 inch rebar); thence South 77 degrees 29 minutes 02 seconds East 205.79 feet to a point marked by an iron pin set (5/8 inch rebar); said point being on the east line of a 2.09 more or less acre tract conveyed to Gilbert and Elizabeth James and recorded in Deed Book Volume 613 page 240 of the Muskingum County Deed Records; thence South 07 degrees 40 minutes 01 second West 136.00 feet along the said East line of the 2.09 more or less acre tract to a point marked by an existing iron pin (5/8 inch rebar); thence North 77 degrees 18 minutes 26 seconds West 200.00 feet along the South line of the said 2.09 more or less acre tract to the place of beginning.

Containing 0.630 more or less acres. Previous Deed Reference Volume 613 page 240.

Also the Following Easement for Ingress and Egress

Being a part of the South East Quarter of the 4th Quarter of Township 1, Range 7, United States Military Lands, Washington Township, Muskingum County, Ohio and being further described as follows:

Commencing at a point marked by an existing iron pin (axle) at the South East Corner of Lot number 22 of Kimberly Hills as recorded in Plat Book 14 page 9 of the Muskingum County Plat Records; thence South 77 degrees 18 minutes 26 seconds East 100.00 feet to a point marked by an existing iron pin (axle) at the South East Corner of a 0.309 more or less acre tract conveyed to C. M. Brock and recorded in Deed Book Volume 815 page 206 of the Muskingum County Deed Records; said point also being the place of beginning of the Easement; thence North 05 degrees 04 minutes 22 seconds East 25.00 feet along the East line of the said 0.309 more or less acre tract to a point; thence South 77 degrees 19 minutes 36 seconds East 24.76 feet to a point; thence South 05 degrees 12 minutes 48 seconds West 25.00 feet to a point marked by an existing iron pin (1/2 inch rebar); thence South 14 degrees 39 minutes 34 seconds West 250.00 feet to a point in the center of County Road number 42 (Old Wheeling Road), passing a point marked by an iron pin set (5/8 inch rebar) at 230.00 feet; thence North 77 degrees 18 minutes 26 seconds West 24.70 feet to a point in the said County Road number 42; thence North 14 degrees 39 minutes 34 seconds East 250.00 feet to the place of beginning, passing a point marked by an iron pin(set) at 20.00 feet.

Bearings are based on the East line of the above mentioned 2.09 more or less acre tract as recorded in Volume 613 page 240.

I hereby certify the above descriptions to be correct as prepared by me, this 1st day of May 1985.

W. J. BIEDENBACH
REG. SURVEYOR #5718



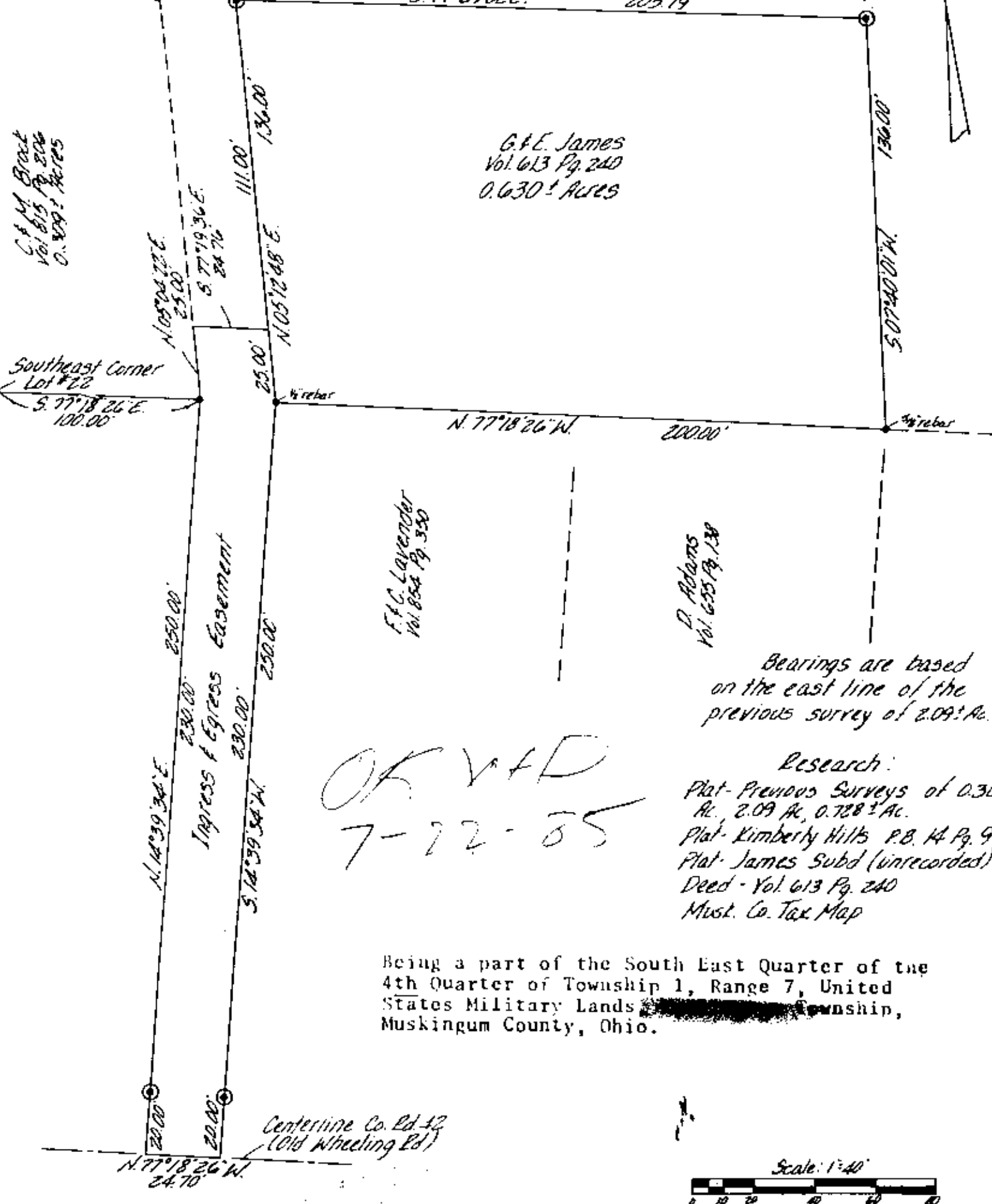
G. James
2151-4-85

- ~ Existing Iron Pin (Ade, unless otherwise indicated)
- ⊙ ~ Iron Pin Set (5/8" rebar)

R & L James
0.728 ± Acres

Vol. 613 Pg. 240

70-88-06-03



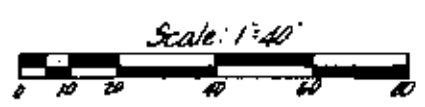
OK VFD
7-22-85

Bearings are based on the east line of the previous survey of 2.09 ± Ac.

Research:
Plat - Previous Surveys of 0.30 ± Ac, 2.09 Ac, 0.728 ± Ac.
Plat - Kimberly Hills P.B. 14 Pg. 9
Plat - James Subd (unrecorded)
Deed - Vol. 613 Pg. 240
Must. Co. Tax Map

Being a part of the South East Quarter of the 4th Quarter of Township 1, Range 7, United States Military Lands, Township, Muskingum County, Ohio.

Centerline Co. Rd. 42
(Old Wheeling Rd.)



I hereby certify the above plat and survey to be correct as prepared by me, this 3rd day of May 1985.

**OFFICE COPY
NOT RECORDABLE**

W. J. BIEDENBACH, REG. SURVEYOR #5718

W. J. BIEDENBACH & ASSOC. Surveying & Mapping 3120 Lisa Ln. Zanesville, Ohio 43701 (614) 453-4850	
Drawn by: <i>MDV</i>	Date: 5-2-85
Scale: 1"=40'	Checked by: <i>MDV</i>
Job No: 2151-4-85	G. James