

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

DESCRIPTION FOR CONVEYANCE
C. WISE
PARCEL NUMBER 70940907006

BEING A PART OF THE FOURTH QUARTER OF TOWNSHIP 1, IN THE 7TH
RANGE OF THE UNITED STATES MILITARY LANDS, WASHINGTON
TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED
AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT NUMBER 49 OF EAST
HAVEN ESTATES NUMBER THREE AS RECORDED IN PLAT BOOK 12, PAGE
61 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE NORTH 89
DEGREES 54 MINUTES 56 SECONDS EAST 166.28 FEET TO AN IRON PIN
SET; THENCE SOUTH 00 DEGREES 41 MINUTES 14 SECONDS EAST
345.43 FEET TO AN IRON PIN; THENCE NORTH 76 DEGREES 24
MINUTES 27 SECONDS WEST 664.32 FEET TO AN IRON PIN, SAID IRON
PIN BEING THE SOUTHEAST CORNER OF LOT NUMBER 7 OF MOCKINGBIRD
HILL SUBDIVISION (PLAT BOOK 15, PAGE 138); THENCE NORTH 00
DEGREES 12 MINUTES 00 SECONDS WEST 191.95 FEET ALONG THE EAST
LINE OF SAID MOCKINGBIRD HILL SUBDIVISION TO AN IRON PIN;
THENCE SOUTH 89 DEGREES 39 MINUTES 00 SECONDS EAST 476.00
FEET ALONG THE SOUTH LINE OF A 1.27 MORE OR LESS ACRE TRACT
AND A 2.74 MORE OR LESS ACRE TRACT TO THE PLACE OF BEGINNING.

CONTAINING 3.9611 MORE OR LESS ACRES, SUBJECT TO ALL
APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC
IDENTIFICATION CAPS (BIEDENBACH PS5718, PS6923).

BEARINGS ARE BASED ON A SURVEY OF 5.9011 ACRES AS RECORDED IN
DEED VOLUME 1038, PAGE 355 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
23RD DAY OF AUGUST 1995.

W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

D3912-7 C.WISE



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

9-6-95

BEING A PART OF THE FOURTH QUARTER
OF TOWNSHIP ONE, IN THE SEVENTH RANGE
OF THE UNITED STATES MILITARY LANDS,
WASHINGTON TOWNSHIP, MUSKINGUM COUNTY,
OHIO

RESEARCH:

PREVIOUS SURVEY 5.9011 ACRES
SURVEY 3.40 AC. BY L. PETER DINAN
MUSKINGUM COUNTY TAX MAPS
VOLUME 1038, PG. 355
VOLUME 1068, PG. 607
VOLUME 432, PG. 637
VOLUME 1105, PG. 211

SCALE 1"=100'
0 50 100 200



SOUTHWEST CORNER OF LOT No. 49
OF EAST HAVEN ESTATES No. 3,
RECORDED IN PLAT BOOK 12, PAGE
61 OF THE MUSKINGUM COUNTY
PLAT RECORDS.

LEGEND

● IRON PIN FOUND

1.27 ACRES

2.74 ACRES

LOT No. 49

S. 89°39'00"E.

N 89°54'56" E

476.00'

166.28

PAR. No. 70940907006

CLARENCE WISE
IRENE WISE
VOL. 1038, PG. 355
3.9611± ACRES

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

9-6-95

N. 76°24'27"W. 664.32'

CLARENCE WISE
IRENE WISE
3.40± ACRES

DONNA PRICE
VOL. 1105 PG. 211

N 00°41'14" W - 345.43

J & T CONRAD LAND
VOL. 1161, PG. 260 CONTRACT
1.94 ACRES

J. CONRAD
VOL. 971, PG. 289
1.309 ACRES

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
FROM PREVIOUS SURVEYS OF GRANTOR'S PREMISES
THIS 21 DAY OF AUGUST 1994.

OFFICE COPY
NOT RECORDABLE

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718



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

DRAWN BY:
WJB

DATE:
8/25/95

SCALE:
1"=100'

CHECKED BY:
WJB

EAGLE: C:/ACAD12/DWG/3912
Plot date: 08/25/95