

20-15-18-07-001
6050 DUNCAN RD

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

PARCEL NUMBER 20-20-15-18-07-000 (PART)

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NOT RECORDABLE

BEING A PART OF THE SOUTH HALF OF SECTION 31, TOWNSHIP
RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER,
HARRISON TOWNSHIP, MUSKINGUM COUNTY OHIO AND BEING FURTHER
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT NUMBER 6 OF SQUARE
53, OF THE VILLAGE OF PHILO (TAYLORSVILLE), SAID CORNER ALSO
BEING THE SOUTHWEST CORNER OF THE SAID VILLAGE; THENCE SOUTH
09 DEGREES 00 MINUTES 00 SECONDS EAST 647.00 FEET (DEED)
ALONG THE WEST LINE OF A 4.70 MORE OR LESS ACRE TRACT
RECORDED IN VOLUME 363, PAGE 448 OF THE MUSKINGUM COUNTY DEED
RECORDS TO A POINT IN THE CENTER OF TOWNSHIP ROAD NUMBER 139;
THENCE ALONG THE SAID CENTER OF THE TOWNSHIP ROAD THE NEXT
FIVE COURSES AND DISTANCES:

- 1) NORTH 29 DEGREES 58 MINUTES 00 SECONDS EAST 407.95 FEET TO A POINT,
- 2) NORTH 30 DEGREES 08 MINUTES 57 SECONDS EAST 49.63 FEET TO A POINT,
- 3) NORTH 38 DEGREES 11 MINUTES 10 SECONDS EAST 95.80 FEET TO A POINT,
- 4) NORTH 53 DEGREES 53 MINUTES 20 SECONDS EAST 95.46 FEET TO A POINT,
- 5) NORTH 64 DEGREES 56 MINUTES 00 SECONDS EAST 185.80 FEET TO A POINT AT THE NORTHEAST CORNER OF A 1.399 MORE OR LESS ACRE TRACT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING ALONG SAID ROAD NORTH 63 DEGREES 35 MINUTES 50 SECONDS EAST 99.40 FEET TO A POINT IN THE SAID CENTER OF THE TOWNSHIP ROAD; THENCE NORTH 59 DEGREES 02 MINUTES 30 SECONDS EAST 161.72 FEET TO A POINT IN THE SAID CENTER OF THE TOWNSHIP ROAD; THENCE LEAVING SAID ROAD SOUTH 04 DEGREES 20 MINUTES 50 SECONDS WEST 311.73 FEET TO AN EXISTING IRON PIN, PASSING AN EXISTING IRON PIN AT 20.61 FEET ; THENCE NORTH 84 DEGREES 51 MINUTES 55 SECONDS EAST 430.31 FEET TO AN EXISTING IRON PIN ON THE WEST LINE OF A 0.993 MORE OR LESS ACRE TRACT CONVEYED TO R. AND S. RAMSEY AS RECORDED IN VOLUME 593, PAGE 268 OF THE SAID COUNTY DEED RECORDS; THENCE SOUTH 00 DEGREES 59 MINUTES 45 SECONDS WEST 120.52 FEET ALONG THE WEST LINE OF SAID RAMSEY TRACT TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID RAMSEY TRACT; THENCE NORTH 79 DEGREES 50 MINUTES 45 SECONDS EAST 213.56 FEET TO AN EXISTING IRON PIN; THENCE SOUTH 00 DEGREES 44 MINUTES 42 SECONDS WEST 568.98 FEET TO AN EXISTING CONCRETE MONUMENT ON THE NORTHERLY LINE OF A TRACT OWNED BY OHIO POWER COMPANY, PASSING AN EXISTING CONCRETE MONUMENT AT 534.55 FEET; THENCE NORTH 82 DEGREES 44 MINUTES 15 SECONDS WEST 879.68 FEET TO AN IRON PIN SET ON THE EAST LINE OF A 3.17 MORE OR LESS ACRE TRACT CONVEYED TO MICHAEL L. MEREW AS RECORDED IN VOLUME 1023, PAGE 327 OF THE SAID COUNTY DEED RECORDS; THENCE NORTH 19 DEGREES 39 MINUTES 58 SECONDS EAST 295.37 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID 3.17 MORE OR LESS ACRE TRACT; THENCE NORTH 69 DEGREES 30 MINUTES 39 SECONDS WEST 139.87 FEET TO AN EXISTING IRON

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PIN AT THE SOUTHEAST CORNER OF THE HEREIN BEFORE MENTIONED
1.399 MORE OR LESS ACRE TRACT; THENCE NORTH 11 DEGREES 10
MINUTES 55 SECONDS EAST 365.35 FEET ALONG THE EAST LINE OF
SAID 1.399 MORE OR LESS ACRE TO THE PLACE OF BEGINNING,
PASSING AN EXISTING IRON PIN AT 347.76 FEET.

CONTAINING 12.085 MORE OR LESS ACRES, SUBJECT TO LEGAL ROAD
RIGHT-OF-WAY OF TOWNSHIP ROAD 139 AND ALL OTHER APPLICABLE

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CONTAINING 12.085 MORE OR LESS ACRES, SUBJECT TO LEGAL ROAD
RIGHT-OF-WAY OF TOWNSHIP ROAD 139 AND ALL OTHER APPLICABLE
EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 23.782 MORE OR
LESS ACRES AS SURVEYED BY W. J. BIEDENBACH, REGISTERED
SURVEYOR 5718 AND DATED SEPTEMBER 5, 1977.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE DESCRIPTION
TO BE CORRECT AS PREPARED BY ME, THIS 5TH DAY OF SEPTEMBER
1989, FROM A PREVIOUS SURVEY ALSO PREPARED BY ME AND DATED
SEPTEMBER 5, 1977.

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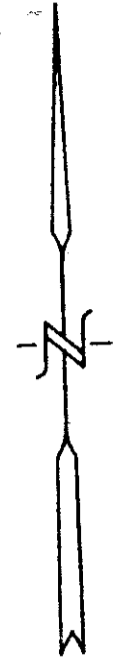
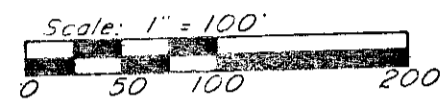
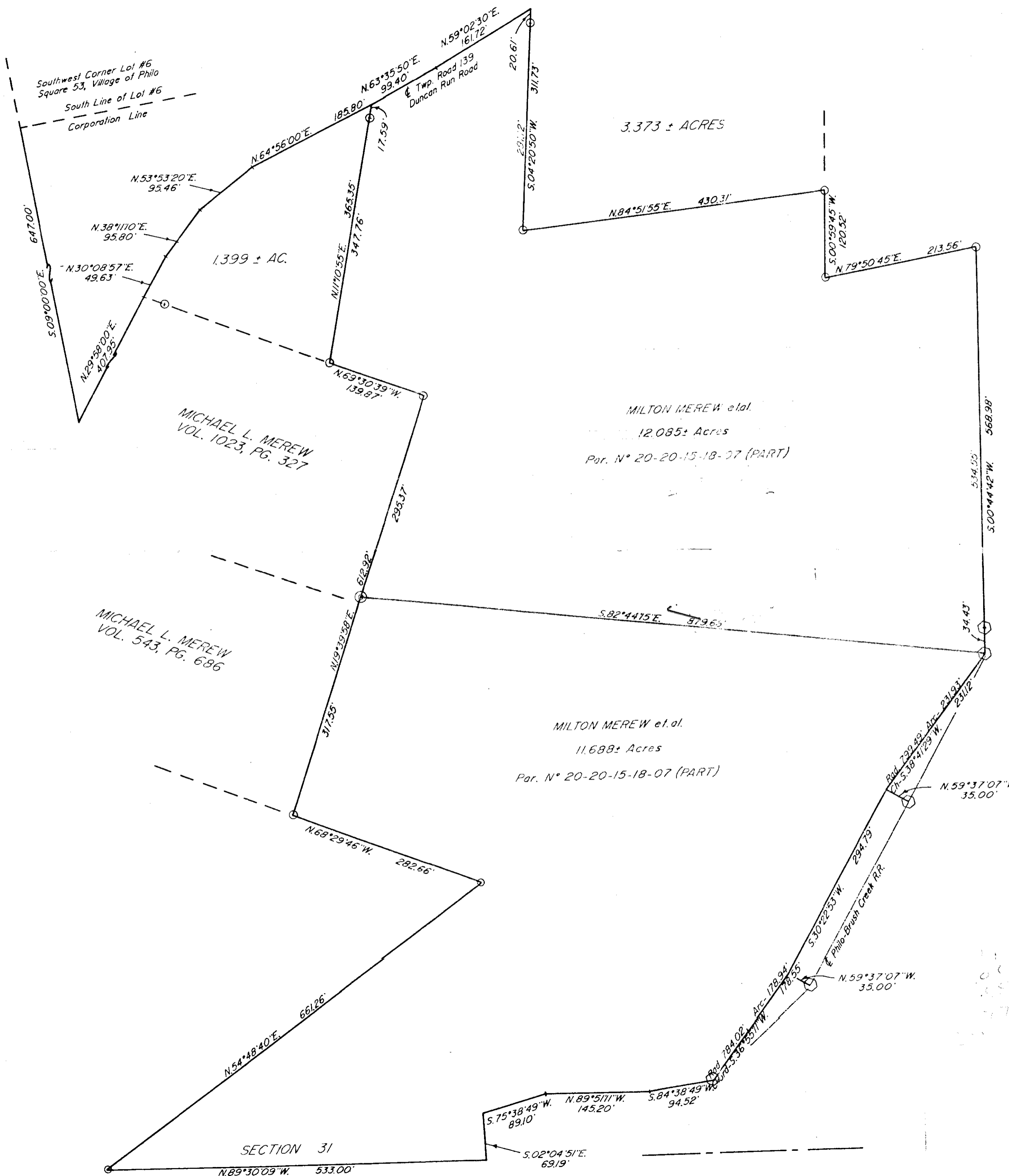
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

D3072C MEREW

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Namik

11-30-89



Bearings are based on the Previous survey of 23,782± Acres as surveyed by W. J. Biedenbach, Reg. Surveyor # 5718

Research
 Previous Survey of 6.35 ± Acres
 Previous Survey of 23,782 ± Acres
 Previous Survey of 1,399 ± Acres
 Muskingum County Tax Maps

- ⊙ --Existing Concrete Monument
- ⊙ --Iron Pin Set
- --Existing Iron Pin

Being a part of the South Half of Section 31, Township 13, Range 12, of the Congress Lands East of the Scioto River, Harrison Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge and belief the above plat to be correct as prepared by me, this 5th day of September 1989, from a previous survey also prepared by me and dated September 5, 1977.

OFFICE COPY
NOT RECORDABLE
 W. J. BIEDENBACH
 Reg. Surveyor #5718

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY *W. J. Biedenbach*
 11-30-89

W. J. BIEDENBACH SURVEYING ZANESVILLE (614) 411-1111
Drawn by: MDN
Scale: 1" = 100'
Job #: 3072