

60-70-01-22  
8000 CHANDLERSVILLE RD

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

DESCRIPTION FOR CONVEYANCE

M. SIMS

PARCEL NUMBER 60-60-70-01-22-000 (PART)

BEING A PART OF THE EAST HALF OF SECTION 14, TOWNSHIP 13,  
RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER,  
SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT NUMBER 20 OF THE  
VILLAGE OF CHANDLERSVILLE A PLAT OF WHICH IS RECORDED IN DEED  
BOOK 1, PAGE 536 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE  
NORTH 75 DEGREES 20 MINUTES 00 SECONDS WEST 529.41 FEET (BY  
DEED) ALONG THE SOUTHERLY LINE OF STATE ROUTE 146 TO AN  
EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF  
A TRACT CONVEYED TO J. AND L. DOVER AS RECORDED IN DEED  
VOLUME 780, PAGE 287 OF THE MUSKINGUM COUNTY DEED RECORDS,  
SAID POINT ALSO BEING THE PLACE OF BEGINNING OF THE TRACT  
HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 15 DEGREES 00  
MINUTES 00 SECONDS WEST 159.55 FEET ALONG THE WEST LINE OF  
THE SAID DOVER TRACT TO AN EXISTING 5 INCH X 8 INCH STONE  
WITH "X"; THENCE LEAVING SAID DOVER TRACT NORTH 78 DEGREES 42  
MINUTES 20 SECONDS WEST 87.65 FEET TO AN IRON PIN SET, SAID  
IRON PIN BEING SOUTH 78 DEGREES 42 MINUTES 20 SECONDS EAST  
32.35 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE  
NORTH 13 DEGREES 33 MINUTES 31 SECONDS EAST 195.01 FEET TO A  
POINT IN THE CENTER OF STATE ROUTE 146, PASSING AN IRON PIN  
SET AT 174.53 FEET; THENCE SOUTH 75 DEGREES 26 MINUTES 28  
SECONDS EAST 92.37 FEET TO A POINT IN THE CENTER OF STATE  
ROUTE 146; THENCE SOUTH 15 DEGREES 00 MINUTES 00 SECONDS WEST  
30.45 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.397 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL  
ROAD RIGHT-OF-WAY OF STATE ROUTE 146 AND ALL OTHER APPLICABLE  
EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.731 MORE OR  
LESS ACRES CONVEYED TO M. SIMS AS RECORDED IN DEED VOLUME  
958, PAGE 81 OF THE MUSKINGUM COUNTY DEED RECORDS.

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

D3298-3 M. SIMS

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. L. Thamb

3-07-91

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NOT RECORDABLE

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

SUBJECT TO THE FOLLOWING INGRESS AND EGRESS EASEMENT

BEING A PART OF THE EAST HALF OF SECTION 14, TOWNSHIP 13,  
RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER,  
SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER  
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COMMENCING AT THE NORTHWEST CORNER OF LOT NUMBER 20 OF THE  
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DEED) ALONG THE SOUTHERLY LINE OF STATE ROUTE 146 TO AN  
EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF  
A TRACT CONVEYED TO J. AND L. DOVER AS RECORDED IN DEED  
VOLUME 780, PAGE 287 OF THE MUSKINGUM COUNTY DEED RECORDS;  
THENCE NORTH 15 DEGREES 00 MINUTES 00 SECONDS EAST 30.45 FEET  
TO A POINT IN THE CENTER OF STATE ROUTE 146; THENCE NORTH 75  
DEGREES 26 MINUTES 28 SECONDS WEST 57.69 FEET TO A POINT IN  
THE CENTER OF STATE ROUTE 146, SAID POINT BEING THE PLACE OF  
BEGINNING OF THIS EASEMENT; THENCE LEAVING SAID ROAD SOUTH 14  
DEGREES 33 MINUTES 32 SECONDS WEST 33.82 FEET TO A POINT;  
THENCE SOUTH 53 DEGREES 53 MINUTES 26 SECONDS WEST 52.66 FEET  
TO A POINT; THENCE NORTH 13 DEGREES 33 MINUTES 31 SECONDS  
EAST 74.56 FEET TO A POINT IN THE CENTER OF S.R. 146, PASSING  
AN IRON PIN SET AT 54.08 FEET; THENCE SOUTH 75 DEGREES 26  
MINUTES 28 SECONDS EAST 34.68 FEET TO THE PLACE OF BEGINNING.

E3298C-3 M. SIMS

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NOT RECORDABLE**

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

ALSO THE FOLLOWING SEWAGE SYSTEM EASEMENT

BEING A PART OF THE EAST HALF OF SECTION 14, TOWNSHIP 13,  
RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER,  
SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER  
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A TRACT CONVEYED TO J. AND L. DOVER AS RECORDED IN DEED  
VOLUME 780, PAGE 287 OF THE MUSKINGUM COUNTY DEED RECORDS;  
THENCE SOUTH 15 DEGREES 00 MINUTES 00 SECONDS WEST 159.55  
FEET ALONG THE WEST LINE OF THE SAID DOVER TRACT TO AN  
EXISTING 5 INCH X 8 INCH STONE WITH "X"; THENCE LEAVING SAID  
DOVER TRACT NORTH 78 DEGREES 42 MINUTES 20 SECONDS WEST 28.48  
FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF  
THIS EASEMENT; THENCE ALONG THE CENTER OF THIS EASEMENT (15  
FOOT WIDTH) SOUTH 24 DEGREES 53 MINUTES 56 SECONDS EAST 60.19  
FEET TO A POINT; THENCE SOUTH 71 DEGREES 22 MINUTES 42  
SECONDS EAST 83.82 FEET TO A POINT AT THE BEGINNING OF THE  
LEECH FIELD; THENCE LEAVING THE 15 FOOT WIDE STRIP AND ALONG  
THE OUTSIDE OF THE SAID LEECH BED SOUTH 18 DEGREES 37 MINUTES  
18 SECONDS WEST 21.00 FEET TO A POINT; THENCE SOUTH 71  
DEGREES 22 MINUTES 42 SECONDS EAST 100.00 FEET TO A POINT;  
THENCE NORTH 18 DEGREES 37 MINUTES 18 SECONDS EAST 42.00 FEET  
TO A POINT; THENCE NORTH 71 DEGREES 22 MINUTES 42 SECONDS  
WEST 100.00 FEET TO A POINT; THENCE SOUTH 18 DEGREES 37  
MINUTES 18 SECONDS WEST 21.00 FEET TO THE TERMINUS OF THIS  
EASEMENT.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND  
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 25TH DAY OF  
FEBRUARY 1991

*W. J. Biedenbach*  
W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718

E3298B-3 M. SIMS

E3298B-3 M. SIMS

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *J. L. Nambly*

3-07-91

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

SUBJECT TO THE FOLLOWING INGRESS AND EGRESS EASEMENT

BEING A PART OF THE EAST HALF OF SECTION 14, TOWNSHIP 13,  
RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER,  
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DEGREES 26 MINUTES 28 SECONDS WEST 57.69 FEET TO A POINT IN  
THE CENTER OF STATE ROUTE 146, SAID POINT BEING THE PLACE OF  
BEGINNING OF THIS EASEMENT; THENCE LEAVING SAID ROAD SOUTH 14  
DEGREES 33 MINUTES 32 SECONDS WEST 33.82 FEET TO A POINT;  
THENCE SOUTH 53 DEGREES 53 MINUTES 26 SECONDS WEST 52.66 FEET  
TO A POINT; THENCE NORTH 13 DEGREES 33 MINUTES 31 SECONDS  
EAST 74.56 FEET TO A POINT IN THE CENTER OF S.R. 146, PASSING  
AN IRON PIN SET AT 54.08 FEET; THENCE SOUTH 75 DEGREES 26  
MINUTES 28 SECONDS EAST 34.68 FEET TO THE PLACE OF BEGINNING.

E32980-3 M. SIMS

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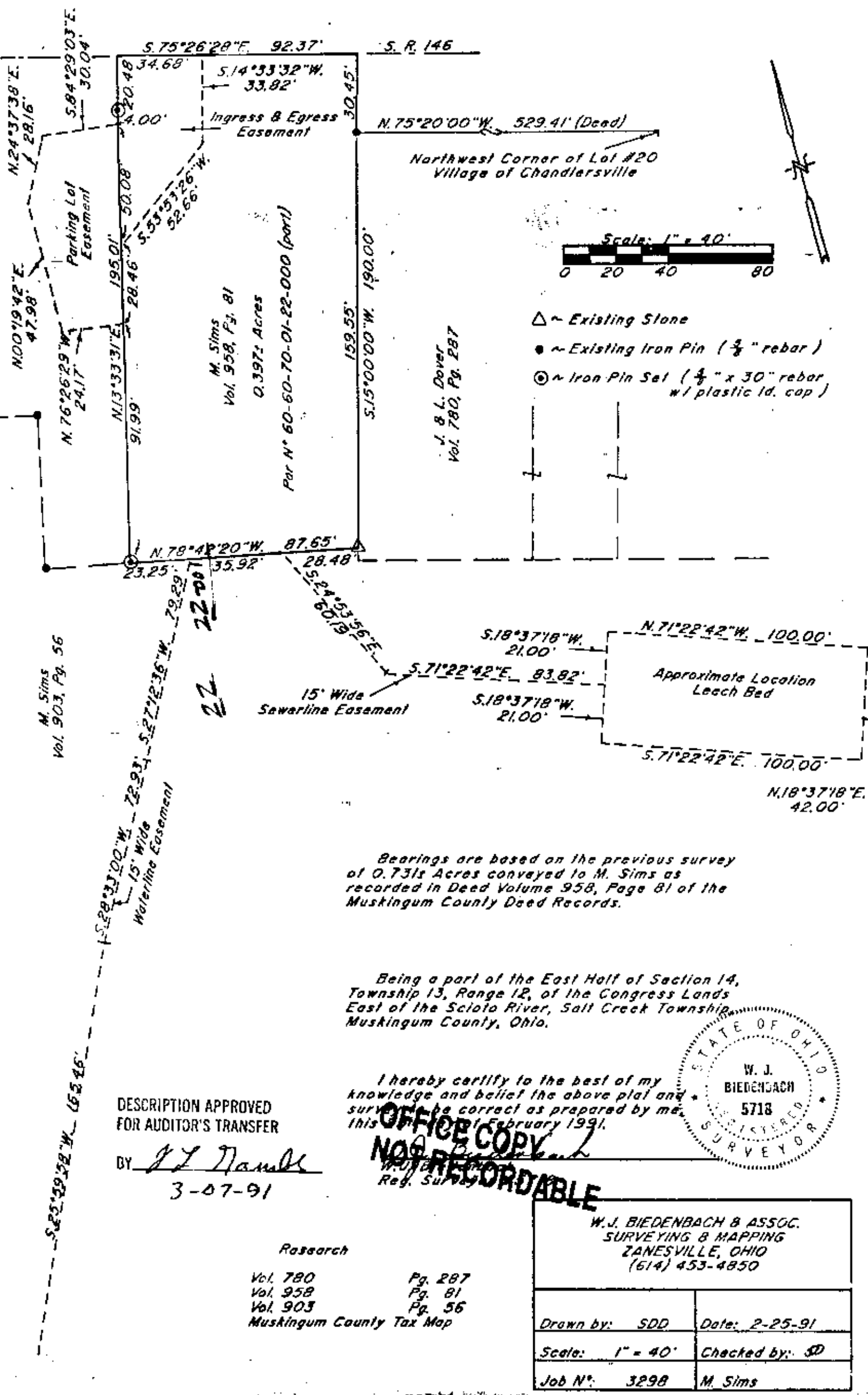
U. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING  
3120 LISA LANE, ZANESVILLE, OHIO 43701 (614)453-4850

ALSO THE FOLLOWING FIFTEEN FOOT WIDE WATERLINE EASEMENT

BEING A PART OF THE EAST HALF OF SECTION 14, TOWNSHIP 13,  
RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER,  
SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER  
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VOLUME 780, PAGE 287 OF THE MUSKINGUM COUNTY DEED RECORDS;  
THENCE SOUTH 15 DEGREES 00 MINUTES 00 SECONDS WEST 159.55  
FEET ALONG THE WEST LINE OF THE SAID DOVER TRACT TO AN  
EXISTING 5 INCH X 8 INCH STONE WITH "X"; THENCE LEAVING SAID  
DOVER TRACT NORTH 78 DEGREES 42 MINUTES 20 SECONDS WEST 64.40  
FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF  
THIS EASEMENT; THENCE ALONG THE CENTER OF THE FIFTEEN FOOT  
WIDE EASEMENT SOUTH 27 DEGREES 12 MINUTES 36 SECONDS WEST  
79.29 FEET TO A POINT; THENCE SOUTH 28 DEGREES 33 MINUTES 00  
SECONDS WEST 72.93 FEET TO A POINT; THENCE SOUTH 25 DEGREES  
59 MINUTES 58 SECONDS WEST 165.46 FEET TO THE TERMINUS OF  
THIS EASEMENT.

E3293A-3 M. SIMS



Scale: 1" = 40'

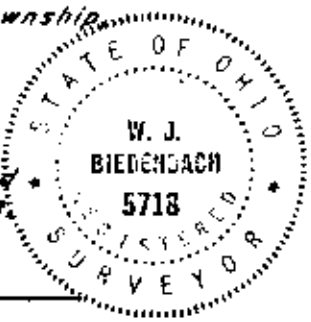
0 20 40 80

- △ ~ Existing Stone
- ~ Existing Iron Pin ( 3/4" rebar )
- ⊙ ~ Iron Pin Set ( 3/4" x 30" rebar w/ plastic id. cap )

Bearings are based on the previous survey of 0.731s Acres conveyed to M. Sims as recorded in Deed Volume 958, Page 81 of the Muskingum County Deed Records.

Being a part of the East Half of Section 14, Township 13, Range 12, of the Congress Lands East of the Scioto River, Salt Creek Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as prepared by me, this 25th day of February 1991.



DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY J. J. Dault  
3-07-91

**OFFICE COPY**  
**NOT RECORDABLE**

Research  
Vol. 780 Pg. 287  
Vol. 958 Pg. 81  
Vol. 903 Pg. 56  
Muskingum County Tax Map

W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 2-25-91
Scale: 1" = 40'	Checked by: SD
Job N°: 3298	M. Sims