

60-70-01-22-001

8770 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

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 26 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;
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 92.37 FEET TO A POINT IN
THE CENTER OF STATE ROUTE 146, SAID POINT BEING THE PLACE OF
BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;
THENCE LEAVING SAID ROAD SOUTH 13 DEGREES 33 MINUTES 31
SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR)
AT 20.48 FEET A TOTAL DISTANCE 195.01 FEET TO AN EXISTING
IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING NORTH 78
DEGREES 42 MINUTES 20 SECONDS WEST 87.65 FEET FROM AN
EXISTING STONE; THENCE NORTH 78 DEGREES 42 MINUTES 20 SECONDS
WEST 32.35 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
THENCE NORTH 12 DEGREES 09 MINUTES 50 SECONDS EAST 59.00 FEET
TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE NORTH 77
DEGREES 09 MINUTES 07 SECONDS WEST 56.00 FEET TO AN EXISTING
IRON PIN (5/8 INCH REBAR); THENCE NORTH 12 DEGREES 09 MINUTES
50 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH
REBAR) AT 108.00 FEET A TOTAL DISTANCE OF 138.00 FEET TO A
POINT IN THE CENTER OF STATE ROUTE 146; THENCE ALONG SAID
CENTER SOUTH 77 DEGREES 09 MINUTES 07 SECONDS EAST 56.00 FEET
TO A POINT; THENCE SOUTH 75 DEGREES 26 MINUTES 28 SECONDS
EAST 37.13 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.334 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.

D3337A-3 M. SIMS

**OFFICE COPY
NOT RECORDABLE**

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

ALSO 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
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT NUMBER 20 OF THE
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BOOK 1, PAGE 536 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE
NORTH 75 DEGREES 00 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;
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 EXISTING IRON PIN (5/8 INCH REBAR) AT 54.08 FEET; THENCE
SOUTH 75 DEGREES 26 MINUTES 28 SECONDS EAST 34.68 FEET TO THE
PLACE OF BEGINNING.

E33376-3 M. SIMS

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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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A TRACT CONVEYED TO J. AND L. DOVER AS RECORDED IN DEED
VOLUME 780, PAGE 287 OF THE MUSKINGUM COUNTY DEED RECORDS;
THENCE NORTH 13 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 92.37 FEET TO A POINT IN
THE CENTER OF S.R. 146; THENCE SOUTH 13 DEGREES 33 MINUTES 31
SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR)
AT 20.48 FEET, A TOTAL DISTANCE OF 24.48 FEET TO A POINT,
SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;
THENCE CONTINUING SOUTH 13 DEGREES 33 MINUTES 31 SECONDS WEST
78.54 FEET TO A POINT; THENCE NORTH 76 DEGREES 26 MINUTES 29
SECONDS WEST 24.17 FEET TO A POINT; THENCE NORTH 00 DEGREES
19 MINUTES 42 SECONDS EAST 47.98 FEET TO A POINT; THENCE
NORTH 24 DEGREES 37 MINUTES 38 SECONDS EAST 28.16 FEET TO A
POINT; THENCE SOUTH 84 DEGREES 29 MINUTES 03 SECONDS EAST
30.04 FEET TO THE PLACE OF BEGINNING.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6TH DAY OF
MAY 19

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

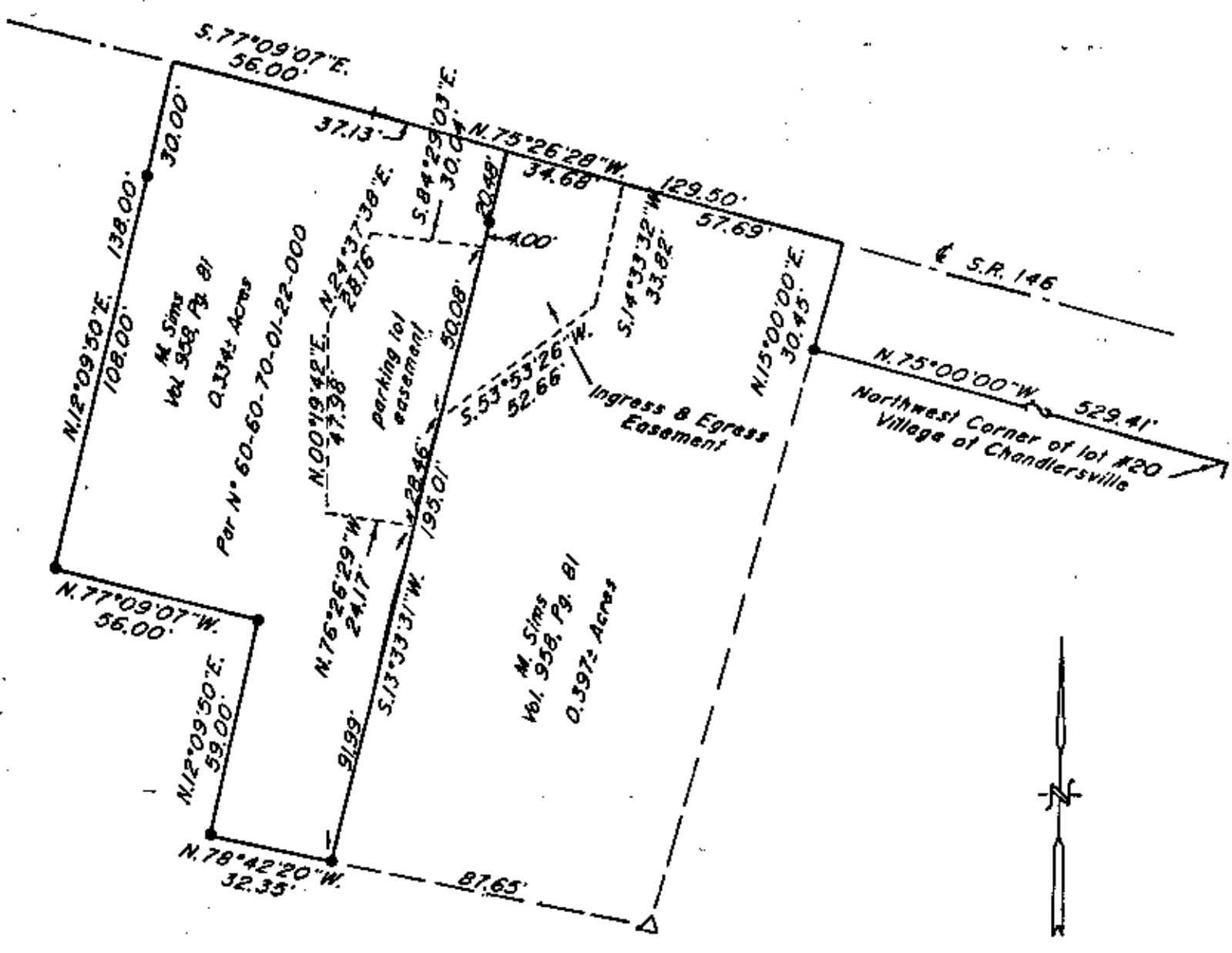
E3337F-3 M. SIMS

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

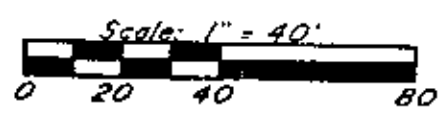
BY J. L. Nault

5-09-91

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Bearings are based on the previous survey of 0.731± 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.

- △ ~ Existing Stone
- ~ Existing Iron Pin (5/8 " rebar)

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as prepared by me, this 5th day of May, 1991.

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

**OFFICE COPY
 NOT RECORDABLE**

W.J. Biedenbach
 Reg. Surveyor #5718

DESCRIPTION APPROVED
 FOR AUDITOR'S TRANSFER

BY J.L. Maulk
 5-09-91

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 5-06-91
Scale: 1" = 40'	Checked by: <u>JD</u>
Job N°: 3337	M. Sims