

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

1281 WALNUT DR

DESCRIPTION FOR CONVEYANCE
DICKSON
PARCEL NUMBER ~~62-62-56-01-05-000 (ALL)~~
62-62-52-01-35

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EXTENDED CENTERLINE OF EPPLEY AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF THE ZANESVILLE TERMINAL RAIL ROAD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF WALNUT ADDITION AS RECORDED IN PLAT BOOK SEVEN PAGE 64 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE NORTH 84 DEGREES 45 MINUTES 00 SECONDS WEST 44.98 FEET ALONG SAID EXTENDED CENTERLINE TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH 84 DEGREES 45 MINUTES 00 SECONDS WEST 287.51 FEET ALONG SAID EXTENDED CENTERLINE TO AN IRON PIN SET; THENCE NORTH 01 DEGREE 19 MINUTES 37 SECONDS WEST 150.00 FEET TO AN IRON PIN SET; THENCE NORTH 63 DEGREES 04 MINUTES 10 SECONDS EAST 95.89 FEET TO AN IRON PIN SET; THENCE SOUTH 42 DEGREES 55 MINUTES 08 SECONDS EAST 300.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.809 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE SOUTH LINE OF EPPLEY AVENUE AS SHOWN ON THE PLAT OF LINN ADDITION TO LINDBERG ALLOTMENT (PLAT BOOK 7 PAGE 32).

ALL IRON PIN SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY AND DESCRIPTION TO BE CORRECT AS SURVEYED BY ME, THIS 1ST DAY OF JULY 1987.

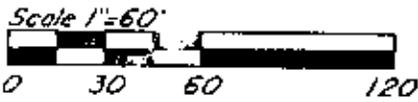
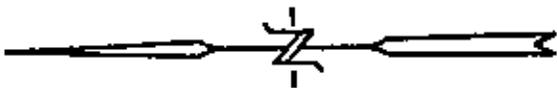
W. J. BIEDENBACH
REGISTERED SURVEYOR

D2642 D. GIBSON



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Namb
7-6-87

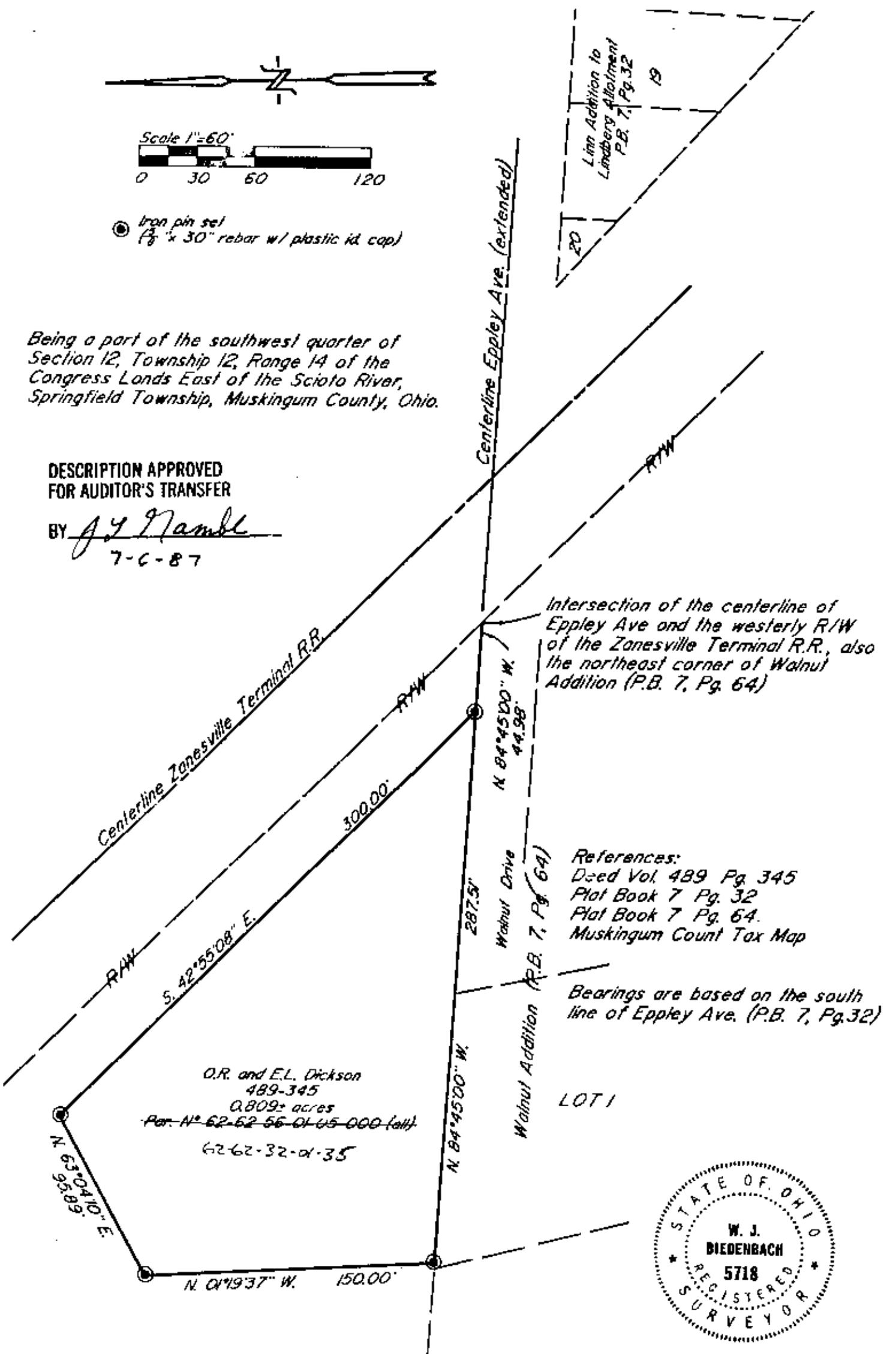


● Iron pin set
($\frac{3}{8}$ " x 30" rebar w/ plastic id cap)

Being a part of the southwest quarter of Section 12, Township 12, Range 14 of the Congress Lands East of the Scioto River, Springfield Township, Muskingum County, Ohio.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

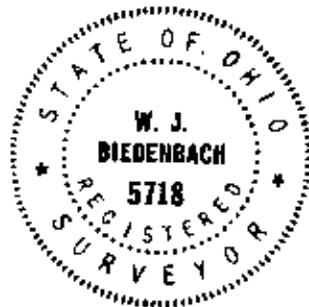
BY J. Y. Nambel
7-6-87



O.R. and E.L. Dickson
489-345
0.809± acres
Par. N° 62-62-56-01-05-000 (all)
62-62-32-01-35

References:
Deed Vol. 489 Pg. 345
Plat Book 7 Pg. 32
Plat Book 7 Pg. 64.
Muskingum Count Tax Map

Bearings are based on the south line of Eppley Ave. (P.B. 7, Pg. 32)



I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as signed by me, this 30th day of June 1987.

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

W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: AB	Date: 6-30-87
Scale: 1"=60'	Checked by: AB.
Job N° 2642	D. GIBSON