

73-39-02-09

2535 COUNTRYSIDE
122

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

DESCRIPTION FOR CONVEYANCE

W. A. AND M. E. HAYES

VOLUME 556, PAGE 795

VOLUME 580, PAGE 403

PARCEL NUMBER 73-73-39-02-20 (ALL)

PARCEL NUMBER 73-73-39-02-23 (ALL)

PARCEL NUMBER 73-73-39-02-09 (ALL)

BEING A PART OF LOT NUMBER SIX OF COUNTRYSIDE ACRES AS
RECORDED IN PLAT BOOK 13, PAGE 92 OF THE MUSKINGUM COUNTY
PLAT RECORDS, AND ALSO A PART OF THE NORTHEAST QUARTER OF
SECTION 13, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST
OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO
AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (1/2 INCH ID PIPE) AT THE
NORTHWEST CORNER OF LOT 9 OF THE SAID COUNTRYSIDE ACRES;
THENCE NORTH 05 DEGREES 34 MINUTES 40 SECONDS EAST 50.00 FEET
TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST
CORNER OF LOT 8; THENCE SOUTH 84 DEGREES 25 MINUTES 20
SECONDS EAST 259.00 FEET (PLAT), ALONG THE NORTH LINE OF
COUNTRYSIDE ACRES CIRCLE, TO AN EXISTING IRON PIN AT THE
SOUTHEAST CORNER OF A 0.361 MORE OR LESS ACRE TRACT
CONVEYED TO D. AND K. OFFINEER BY DEED RECORDED IN VOLUME
1036, PAGE 16 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID IRON
PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED
TO BE DESCRIBED; THENCE WITH THE EAST AND NORTH LINES OF THE
SAID OFFINEER TRACT THE NEXT THREE COURSES AND DISTANCES:

- 1) NORTH 01 DEGREES 54 MINUTES 29 SECONDS WEST 199.09 FEET TO
AN EXISTING IRON PIN (5/8 INCH REBAR),
- 2) NORTH 35 DEGREES 16 MINUTES 37 SECONDS WEST 74.27 FEET TO
AN EXISTING IRON PIN (5/8 INCH REBAR),
- 3) NORTH 64 DEGREES 53 MINUTES 51 SECONDS WEST 87.89 FEET TO
AN EXISTING IRON PIN (5/8 INCH REBAR), AT THE NORTHEAST
CORNER OF A 0.88 MORE OR LESS ACRE TRACT CONVEYED TO D.
DAVIS BY DEED RECORDED IN VOLUME 990, PAGE 471 OF THE SAID
COUNTY RECORDS; THENCE WITH THE NORTH LINE OF THE SAID DAVIS
TRACT NORTH 80 DEGREES 20 MINUTES 53 SECONDS WEST 207.10 FEET
TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST
CORNER OF SAID TRACT; THENCE LEAVING THE SAID DAVIS TRACT
NORTH 88 DEGREES 07 MINUTES 24 SECONDS WEST 345.03 FEET TO AN
IRON PIN SET ON THE NORTH LINE OF THE TRACT CONVEYED TO W. A.
AND M. E. HAYES BY DEED RECORDED IN VOLUME 556, PAGE 795 OF
THE SAID COUNTY RECORDS, (SAID IRON PIN AT THE NORTHEAST
CORNER OF A 10 ACRE TRACT CONVEYED TO JOSEPH TAYLOR BY DEED
RECORDED IN BOOK H, PAGE 193 OF SAID COUNTY RECORDS); THENCE
WITH THE SAID NORTH LINE OF THE HAYES TRACT SOUTH 00 DEGREES
42 MINUTES 02 SECONDS WEST 347.16 FEET TO AN IRON PIN SET;
THENCE CONTINUING WITH THE SAID NORTH LINE SOUTH 89 DEGREES
03 MINUTES 11 SECONDS WEST 1254.00 FEET TO AN IRON PIN SET AT
THE NORTHWEST CORNER OF SAID HAYES TRACT; THENCE WITH THE
WEST LINE OF THE NORTHEAST QUARTER OF SECTION 13 NORTH 00

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DEGREES 42 MINUTES 02 SECONDS EAST 1398.00 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO W. A. AND M. E. HAYES BY DEED RECORDED IN VOLUME 580, PAGE 403 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE WITH THE NORTH LINE OF SAID TRACT NORTH 89 DEGREES 25 MINUTES 26 SECONDS EAST 1239.29 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF A 10.11 MORE OR LESS ACRE TRACT CONVEYED TO S. MOLLAHAN BY DEED RECORDED IN VOLUME 1019, PAGE 244 OF THE SAID COUNTY RECORDS; THENCE WITH THE WEST LINE OF SAID TRACT, SOUTH 02 DEGREES 36 MINUTES 38 SECONDS WEST 400.82 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE WITH THE SOUTH LINE OF SAID TRACT, SOUTH 71 DEGREES 07 MINUTES 41 SECONDS EAST 864.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE WITH THE EAST LINE OF THE ABOVE MENTIONED HAYES TRACT (VOLUME 580, PAGE 403), SOUTH 00 DEGREES 49 MINUTES 33 SECONDS EAST 519.80 FEET TO A POINT ON THE NORTH LINE OF THE ABOVE MENTIONED COUNTRYSIDE ACRES, PASSING AN EXISTING IRON PIN (3/4 INCH ID PIPE) AT 517.12 FEET; THENCE WITH THE NORTH LINE OF SAID SUBDIVISION NORTH 84 DEGREES 21 MINUTES 53 SECONDS WEST 57.55 FEET TO AN EXISTING IRON PIN (1/2 INCH ID PIPE) AT THE NORTHEAST CORNER OF LOT 6; THENCE SOUTH 05 DEGREES 35 MINUTES 42 SECONDS WEST 197.31 FEET TO AN EXISTING IRON PIN (1/2 INCH ID PIPE) AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 84 DEGREES 25 MINUTES 20 SECONDS WEST 50.64 FEET TO THE PLACE OF BEGINNING.

CONTAINING 50.169 MORE OR LESS ACRES TOTAL, PARCEL 73-73-39-02-20 (ALL) - 0.288 MORE OR LESS ACRES, PARCEL 73-73-39-02-23 (ALL) - 0.387 MORE OR LESS ACRES, PARCEL NUMBER 73-73-39-02-09 (ALL) - 49.494 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PIN SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS.
BEARINGS ARE BASED ON THE PLAT BEARINGS OF COUNTRYSIDE ACRES AS RECORDED IN PLAT BOOK 13, PAGE 92.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE ABOVE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 24TH DAY OF DECEMBER 1991, FROM A SURVEY COMPLETED ON THE 23RD DAY OF DECEMBER 1991.

OFFICE COPY
NOT RECORDED
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

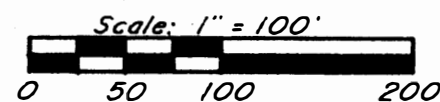


D3411A-4 HAYES

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Hambl

1-16-92



- Existing Iron Pin ($\frac{5}{8}$ " rebar unless otherwise noted)
- ⊙ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w/ plastic id. cap)

Research

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Muskingum County Tax Map

Bearings are based on the Plat Bearings of
Countryside Acres as recorded in Plat Book 13,
Pg. 92.

Being a part of the Northeast Quarter of
Section 13, Township 12, Range 13, of the
Congress Lands East of the Scioto River,
Wayne Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge,
information, and belief, the above plat and survey
to be correct as shown by me this 23rd day of
December 1991, from a field survey
completed on the 1st day of September 1991.

W.J. Biedenbach
Reg. Surveyor #5718

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NOT RECORDABLE

S. 89°03'11"W. 1254.00'

W. & M. Hayes
Vol. 556, Pg. 795
28.697± Ac.

W. & M. Hayes
Vol. 556, Pg. 795
Vol. 580, Pg. 403
50.169± Acres
Par N° 73-73-39-02-20-000 0.288± Ac.
Par N° 73-73-39-02-23-000 0.387± Ac.
Par N° 73-73-39-02-09-000 49.494± Ac.

S. Mollahan
Vol. 1019, Pg. 244

D. & J. Scott
Vol. 514, Pg. 221

L. & P. Morgan
Vol. 540, Pg. 750

M. & A. Smith
Vol. 358, Pg. 107

Northwest Corner
Lot 9

Countryside Acres Subd.
Pb. 13, Pg. 92

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 433-4880	
Drawn by: SDD	Date: 12-23-91
Scale: 1" = 100'	Checked by:
Job N°: 3411	W. Hayes

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FOR AUDITOR'S TRANSFER

BY J. L. Hambl
1-16-92.