

60-50-21-11
4200 BURNT MILL RD

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

DESCRIPTION FOR CONVEYANCE
PARCEL NUMBER 60-60-50-21-11-000 (PART)

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 21, 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 AN EXISTING STONE AT THE NORTHEAST CORNER OF THE SOUTHWEST
QUARTER; THENCE ALONG THE EAST LINE OF SAID QUARTER SOUTH 00 DEGREES 31
MINUTES 35 SECONDS WEST, PASSING AN IRON PIN SET AT 227.89 FEET A TOTAL
DISTANCE OF 250.27 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 210
(WESTCREST ROAD), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT
HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING ALONG SAID LINE SOUTH 00
DEGREES 31 MINUTES 35 SECONDS WEST, PASSING AN IRON PIN SET AT 48.54 FEET, A
TOTAL DISTANCE OF 149.75 FEET TO AN IRON PIN SET; THENCE LEAVING SAID
QUARTER LINE AND THRU THE GRANTOR'S TRACT NORTH 88 DEGREES 32 MINUTES 42
SECONDS WEST, PASSING AN IRON PIN SET AT 422.63 FEET, A TOTAL DISTANCE OF
444.70 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 196 (BURNT MILL
ROAD); THENCE ALONG THE CENTER OF SAID ROAD NORTH 09 DEGREES 07 MINUTES 48
SECONDS WEST 388.86 FEET TO A POINT IN THE CENTER OF THE ABOVE MENTIONED
TOWNSHIP ROAD 210 (WESTCREST ROAD), SAID POINT BEING SOUTH 57 DEGREES 52
MINUTES 25 SECONDS WEST 32.04 FEET FROM AN IRON PIN SET; THENCE LEAVING SAID
TOWNSHIP ROAD 196 AND FOLLOWING THE CENTER OF TOWNSHIP ROAD 210 THE NEXT
SEVEN COURSES AND DISTANCES:

- 1) NORTH 89 DEGREES 29 MINUTES 02 SECONDS EAST 256.76 FEET TO A POINT,
- 2) SOUTH 80 DEGREES 48 MINUTES 14 SECONDS EAST 47.93 FEET TO A POINT, SAID
POINT BEING SOUTH 65 DEGREES 52 MINUTES 42 SECONDS WEST 35.55 FEET FROM AN
IRON PIN SET,
- 3) SOUTH 56 DEGREES 02 MINUTES 24 SECONDS EAST 45.30 FEET TO A POINT,
- 4) SOUTH 38 DEGREES 31 MINUTES 16 SECONDS EAST 46.81 FEET TO A POINT,
- 5) SOUTH 33 DEGREES 21 MINUTES 27 SECONDS EAST 90.10 FEET TO A POINT,
- 6) SOUTH 35 DEGREES 57 MINUTES 42 SECONDS EAST 69.37 FEET TO A POINT,
- 7) SOUTH 44 DEGREES 51 MINUTES 34 SECONDS EAST 66.04 FEET TO THE PLACE OF
BEGINNING.

CONTAINING 3.699 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY
OF TOWNSHIP ROAD 210 (WESTCREST ROAD), TOWNSHIP ROAD 196 (BURNT MILL ROAD),
AND ALL OTHER APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE SOUTH LINE OF THE PREVIOUS SURVEY OF 6.044 MORE OR
LESS ACRE TRACT CONVEYED TO D. WILKINS RECORDED IN DEED VOLUME 1054, PAGE
307 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 7TH DAY OF MAY 1993.

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

D360BB-5

S. DUB



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

A. L. Smith
5-21-93

D. Wilkins
Vol. 1054, Pg. 307

T. Berger
Vol. 1047, Pg. 211

V. McConaha
Vol. 758, Pg. 276

6.233± Acres Total

Par N° 60-60-50-21-10-000 (all)
Par N° 60-60-50-21-11-000 (part)

5.535± Acres

Ref. IP
S.57°52'25"W
32.04'

Ref. IP
S.65°52'42"W
35.55'

Center of
Section 21

N.89°29'02"E

256.76'

Par N° 60-60-50-21-11-000 (part)

N.09°07'48"W

580.04'

388.86'

V. McConaha
Vol. 758, Pg. 276

3.699± Acres

V. McConaha
Vol. 758, Pg. 276

7.976± Acres

Par N° 60-60-50-21-11-000 (part)

V. McConaha
Vol. 758, Pg. 276

7.976± Acres

Par N° 60-60-50-21-11-000 (part)

V. McConaha
Vol. 758, Pg. 276

7.976± Acres

Par N° 60-60-50-21-11-000 (part)

V. McConaha
Vol. 758, Pg. 276

7.976± Acres

Par N° 60-60-50-21-11-000 (part)

V. McConaha
Vol. 758, Pg. 276

7.976± Acres

Par N° 60-60-50-21-11-000 (part)

V. McConaha
Vol. 758, Pg. 276

7.976± Acres

Par N° 60-60-50-21-11-000 (part)

V. McConaha
Vol. 758, Pg. 276

7.976± Acres

Par N° 60-60-50-21-11-000 (part)

J. B. J. Squires
Vol. 1024, Pg. 186

F. Lowe
Vol. 1052, Pg. 533

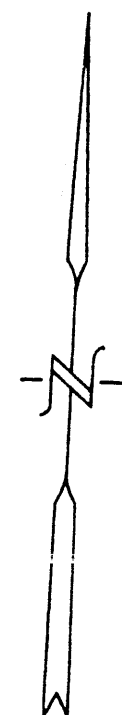
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

5-21-93

D. B. C. Worstell
Vol. 952, Pg. 211

C. McConaha
Vol. 575, Pg. 672



Scale: 1" = 100'

△ ~ Existing Stone

● ~ Existing Iron Pin (5/8" rebar)

⊙ ~ Iron Pin Set (5/8" x 30" rebar
w/ plastic id. cap)

Research

Vol. 758 Pg. 276
Vol. 575 Pg. 672
Vol. 952 Pg. 211
Vol. 1054 Pg. 307
Vol. 1047 Pg. 211
Vol. 1024 Pg. 186
Vol. 1051 Pg. 160
Vol. 1006 Pg. 424
Vol. 1013 Pg. 139
Vol. 1052 Pg. 533
Muskingum County Tax Map

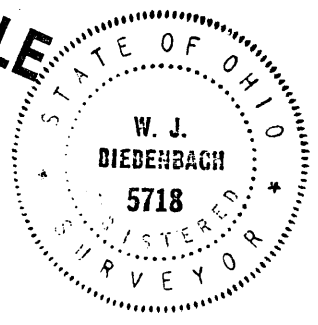
Bearings are based on the South Line of the
previous survey of 6.044± Acre tract conveyed
to D. Wilkins recorded in Deed Volume 1054, Page
307 of the Muskingum County Deed Records.

Being a part of the West Half of Section 21,
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,
information, and belief, the above plat and survey
to be correct as prepared by me, this 5th day
of May, 1993.

OFFICE COPY
NOT RECORDABLE

W. J. Biedenbach
Reg. Surveyor



W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 5-05-93
Scale: 1" = 100'	Checked by: P
Job N°: 3608	S. Dadds