

62-10-01-17-004

3221 RIDGE RD

DESCRIPTION FOR CONVEYANCE
NORMAN J. BOST
AUDITORS PARCEL NUMBER 62-62-10-01-17 (PART)

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 3, 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 AN EXISTING STONE AT THE CENTER OF SECTION 3; THENCE SOUTH 88 DEGREES 13 MINUTES 01 SECONDS WEST 509.11 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE), SAID IRON PIN BEING THE NORTHEAST CORNER OF A 40 ACRE TRACT CONVEYED TO NORMAN J. BOST BY DEED RECORDED IN VOLUME 562, PAGE 89 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE WITH THE NORTH LINE OF SAID BOST TRACT SOUTH 88 DEGREES 48 MINUTES 38 SECONDS WEST 1202.69 FEET TO A POINT MARKED BY AN WOOD POST; THENCE WITH THE WEST LINE OF SAID BOST TRACT SOUTH 12 DEGREES 55 MINUTES 45 SECONDS EAST 1153.13 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO LOIS BOST BY DEED RECORDED IN VOLUME 878, PAGE 334 OF THE SAID COUNTY RECORDS; THENCE WITH THE NORTH LINE OF SAID LOIS BOST TRACT NORTH 77 DEGREES 04 MINUTES 15 SECONDS EAST 208.71 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE-BENT), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 65 DEGREES 22 MINUTES 10 SECONDS EAST 265.65 FEET TO AN IRON PIN SET; THENCE SOUTH 15 DEGREES 18 MINUTES 57 SECONDS EAST 61.92 FEET TO AN IRON PIN SET; THENCE SOUTH 05 DEGREES 50 MINUTES 38 SECONDS WEST 334.00 FEET TO A POINT IN COUNTY ROAD 34 (RIDGE ROAD), PASSING AN IRON PIN SET AT 310.50 FEET; THENCE WITH THE CENTER OF COUNTY ROAD, NORTH 73 DEGREES 26 MINUTES 00 SECONDS WEST 50.94 FEET TO A POINT; THENCE CONTINUING WITH THE SAID ROAD, NORTH 71 DEGREES 28 MINUTES 40 SECONDS WEST 147.89 FEET TO A POINT AT THE SOUTHEAST CORNER OF A 0.974 MORE OR LESS ACRE TRACT CONVEYED TO JERRY AND DONNA BOLDYARD BY DEED RECORDED IN VOLUME 834, PAGE 290 OF THE SAID COUNTY RECORDS; THENCE WITH THE EAST LINE OF SAID BOLDYARD TRACT, NORTH 10 DEGREES 46 MINUTES 12 SECONDS EAST 263.11 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE-BENT); THENCE WITH THE NORTH LINE OF SAID TRACT, SOUTH 77 DEGREES 49 MINUTES 10 SECONDS WEST 40.94 FEET TO AN IRON PIN SET; THENCE WITH THE EAST LINE OF THE ABOVE MENTIONED LOIS BOST TRACT NORTH 12 DEGREES 45 SECONDS WEST 196.34 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.871 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHTS OF COUNTY ROAD 34 (RIDGE ROAD) AND ALL OTHER APPLICABLE

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE NORMAN J. BOST PROPERTY BY W. J. BIEDENBACH AND ASSOCIATES AND DATED AUGUST 26, 1977.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE ABOVE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 30TH DAY OF MARCH 1992 BASED ON THE PREVIOUS SURVEY DATED AUGUST 26, 1977 AND FROM AN ACTUAL FIELD SURVEY COMPLETED BY ME, THE 26TH DAY OF MARCH 1992.

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

D3444B-4 BOST



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Nambh
4-01-92

S88°48'38"W. 1202.69' S88°13'01"W. 509.11'

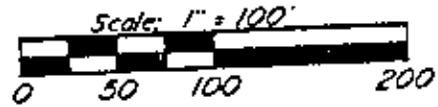
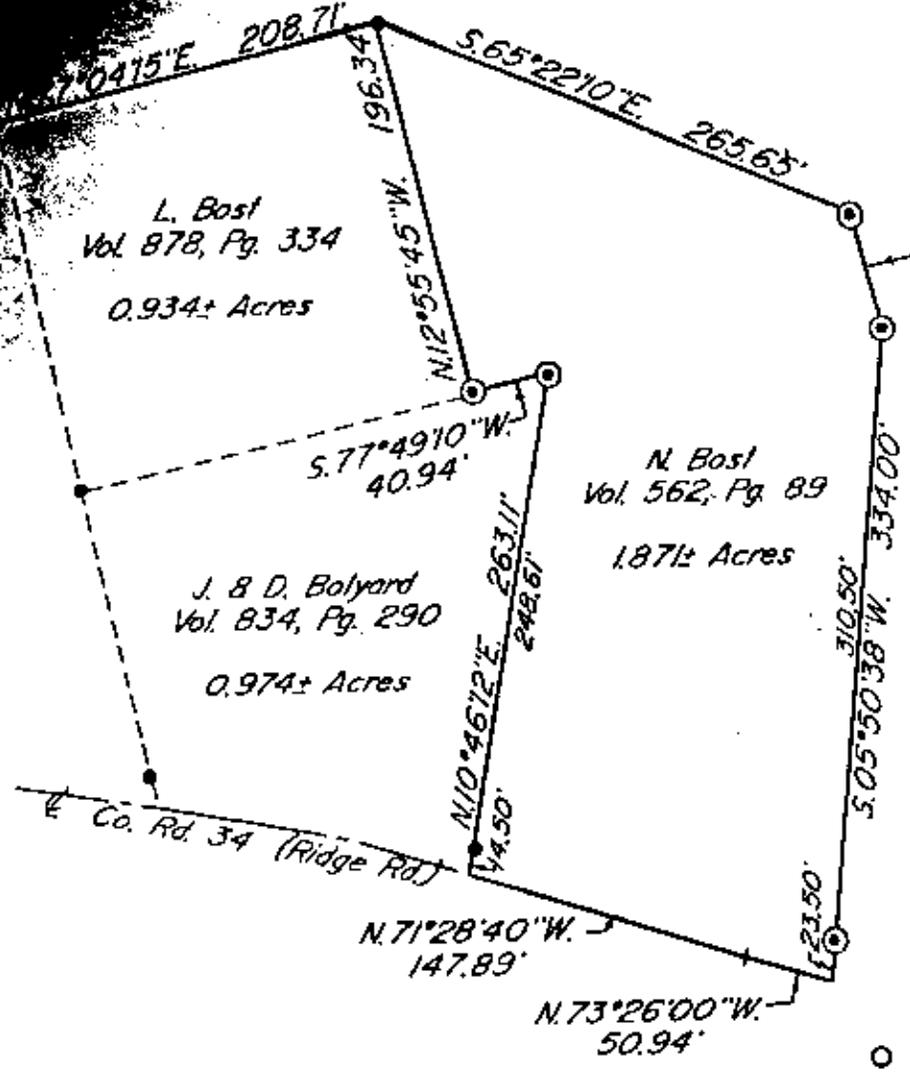
Center of Section 3

Norman J. Bost
Vol. 562, Pg. 89
25.154± Acres

L. Bost
Vol. 878, Pg. 334
0.934± Acres

J. & D. Bolyard
Vol. 834, Pg. 290
0.974± Acres

N. Bost
Vol. 562, Pg. 89
1.871± Acres



- ~ Wood Fence Post
- ▲ ~ Existing Stone
- ~ Existing Iron Pin ($\frac{1}{2}$ " pipe unless otherwise noted)
- ⊙ ~ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w/ plastic lid cap)

Bearings are based on the previous survey of the Norman J. Bost property as performed by W.J. Biedenbach & Assoc. dated August 26, 1979.

Par N° 62-62-10-01-17-000 (part)

Being a part of the Southwest Quarter of Section 3, Township 16, Range 14, of the Congress Lands East of the Scioto River, Springfield Township, Muskingum County, Ohio.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Nambh 3/10/92

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 30th day of March 1992, from an actual field survey completed on the 26th day of March 1992 and a previous survey of the property and dated August 26, 1977.

**OFFICE COPY
NOT RECORDABLE**

W.J. Biedenbach
Reg. Surveyor #5718

Research

Vol. 562	Pg. 89
Vol. 878	Pg. 334
Vol. 834	Pg. 290
Vol. 889	Pg. 224
Vol. 791	Pg. 184
Muskingum County Tax Map	

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 3-30-92
Scale: 1" = 100'	Checked by: <u>JD</u>
Job N°: 3444	L. Bost