

62-26-05-06-001

2715 ACRES LN

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

DESCRIPTION FOR CONVEYANCE
PARCEL NUMBER 62-62-26-05-06-000 (PART)

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 10, 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 NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10;
THENCE WITH THE NORTH LINE OF SAID QUARTER NORTH 89 DEGREES 28 MINUTES 00
SECONDS WEST 427.61 FEET (BY DEED) TO A POINT IN THE CENTER OF TOWNSHIP ROAD
474 (ARCHER ROAD), PASSING AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE NORTH
LINE OF A 0.745 MORE OR LESS ACRE TRACT CONVEYED TO C. AND M. FINK AS
RECORDED IN DEED VOLUME 838, PAGE 47 OF THE MUSKINGUM COUNTY DEED RECORDS AT
390.93 FEET; THENCE WITH THE CENTER OF SAID ROAD AND THE WEST LINE OF SAID
FINK TRACT SOUTH 19 DEGREES 45 MINUTES 20 SECONDS WEST 86.50 FEET TO A POINT
IN SAID CENTER, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN
INTENDED TO BE DESCRIBED; THENCE CONTINUING WITH SAID ROAD THE NEXT FOUR
COURSES AND DISTANCES:

1) SOUTH 19 DEGREES 56 MINUTES 30 SECONDS WEST 200.54 FEET TO A POINT,
2) SOUTH 24 DEGREES 15 MINUTES 20 SECONDS WEST 73.67 FEET TO A POINT,
3) SOUTH 37 DEGREES 21 MINUTES 40 SECONDS WEST 52.27 FEET TO A POINT,
4) SOUTH 46 DEGREES 02 MINUTES 35 SECONDS WEST 77.43 FEET TO A POINT IN THE
CENTER OF COUNTY ROAD 71 (COOPERMILL ROAD) SAID POINT BEING NORTH 87 DEGREES
13 MINUTES 40 SECONDS WEST 59.58 FEET FROM AN IRON PIN SET; THENCE WITH THE
CENTER OF COOPERMILL ROAD NORTH 63 DEGREES 07 MINUTES 00 SECONDS WEST 52.05
FEET TO A POINT; THENCE LEAVING SAID ROAD AND FOLLOWING THE EAST LINE OF
LOTS NUMBER 2 AND 3 OF COOPER-RIDGE SUBDIVISION THE NEXT FOUR COURSES AND
DISTANCES:

1) NORTH 13 DEGREES 09 MINUTES 00 SECONDS WEST 170.24 FEET TO AN EXISTING
IRON PIN (3/4 INCH PIPE), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT
36.62 FEET,
2) NORTH 36 DEGREES 09 MINUTES 07 SECONDS EAST 73.42 FEET TO AN EXISTING
IRON PIN (3/4 INCH PIPE),
3) NORTH 05 DEGREES 26 MINUTES 14 SECONDS EAST 91.92 FEET TO AN EXISTING
IRON PIN (3/4 INCH PIPE),
4) NORTH 87 DEGREES 09 MINUTES 48 SECONDS EAST 219.53 FEET TO THE PLACE OF
BEGINNING, PASSING AN IRON PIN SET AT 188.04 FEET.

CONTAINING 1.327 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY
OF COUNTY ROAD 71 AND TOWNSHIP ROAD 474 AND ALL OTHER APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 3.60 MORE OR LESS ACRES
CONVEYED TO R. AND C. PRESSON AS RECORDED IN DEED VOLUME 750, PAGE 271 OF
THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO
BE CORRECT AS PREPARED BY ME, THIS 2ND DAY OF APRIL 1993.

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



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

D3607A-5 B. PRESSON

4-15-93

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 2nd day
of April, 1993.

OFFICE COPY
NOT RECORDABLE

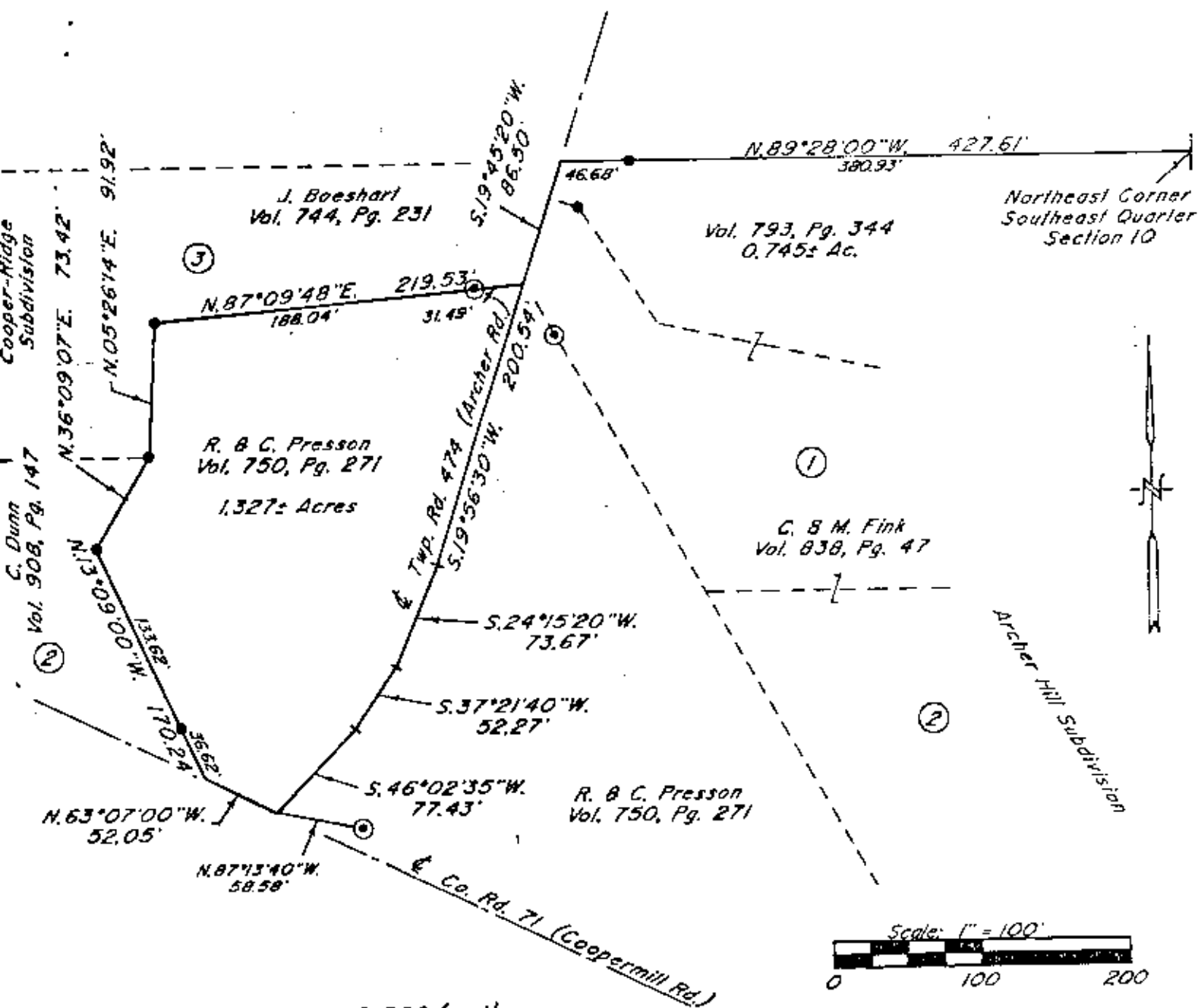
W. J. Biedenbach
Reg. Surveyor #5718



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

By *A. J. L. H.*
4-15-93

W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 4-02-93
Scale: 1" = 100'	Checked by: B
Job No: 3607	B. Presson

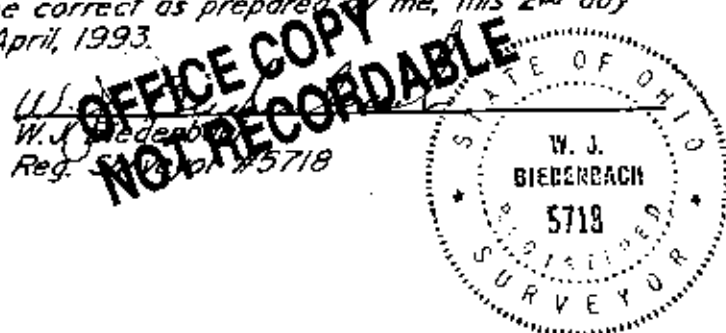


For N° 62-62-26-05-06-000 (part)

Bearings are based on the previous survey of 3.60± Acres conveyed to R. B. C. Presson as recorded in Deed Volume 750, Page 271 of the Muskingum County Deed Records.

Being a part of the Southeast Quarter of Section 10, Township 16, Range 14, of the Congress Lands East of the Scioto River, Springfield 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 2nd day of April, 1993.



- ~ Existing Iron Pin ($\frac{3}{4}$ " pipe)
- ⊙ ~ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w / plastic lid cap)

Research

Vol. 750 Pg. 271
 Vol. 793 Pg. 344
 Vol. 744 Pg. 231
 Vol. 908 Pg. 147
 Vol. 838 Pg. 47
 Plat of Cooper-Ridge
 Plat of Archer Hill Sub.
 Muskingum County Tax Map

DESCRIPTION APPROVED
 FOR COLLATOR'S TRANSFER

BY A. J. [Signature]
 4-15-93

W. J. BIEDENBACH & ASSOC.
 SURVEYING & MAPPING
 ZANESVILLE, OHIO
 (614) 453-4850

Drawn by: 500	Date: 4-02-93
Scale: 1" = 100'	Checked by: [Signature]
Job No. 34017	D. Presson