

DESCRIPTION FOR CONVEYANCE
CHARLES AND DONNA PRICE
PARCEL NUMBER 73-73-42-01-13-000 (PART)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 12, 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 THE SOUTHEAST CORNER OF LOT NUMBER 12 OF BREEZY
HILL SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 115-116 OF
THE MUSKINGUM COUNTY PLAT RECORDS; THENCE SOUTH 71 DEGREES 38
MINUTES 00 SECONDS EAST 53.68 FEET TO A POINT; THENCE SOUTH
68 DEGREES 38 MINUTES 00 SECONDS EAST 97.06 FEET TO A POINT,
SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN
INTENDED TO BE DESCRIBED; THENCE CONTINUING SOUTH 68 DEGREES
38 MINUTES 00 SECONDS EAST 97.41 FEET TO A POINT; THENCE
NORTH 12 DEGREES 00 MINUTES 00 SECONDS EAST 314.58 FEET TO A
POINT ON THE SOUTH LINE OF A TRACT CONVEYED TO C. AND P.
HAYES AS RECORDED IN DEED VOLUME 717 PAGE 98 OF THE MUSKINGUM
COUNTY DEED RECORDS; THENCE ALONG SAID SUBDIVISION LINE SOUTH
73 DEGREES 23 MINUTES 00 SECONDS EAST 1671.85 FEET TO A POINT
ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 12, SAID
POINT BEING SOUTH 08 DEGREES 38 MINUTES 03 SECONDS WEST
951.97 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE
NORTHEAST CORNER OF SAID HAYES TRACT; THENCE ALONG SAID EAST
LINE SOUTH 08 DEGREES 38 MINUTES 03 SECONDS WEST, PASSING AN
IRON PIN SET AT 117.00 FEET A TOTAL DISTANCE OF 433.90 FEET
TO AN IRON PIN SET ON THE NORTH LINE OF A TRACT CONVEYED TO
R. CAW AS RECORDED IN DEED VOLUME 571, PAGE 319 OF THE SAID
COUNTY DEED RECORDS; THENCE ALONG SAID NORTH LINE NORTH 81
DEGREES 00 MINUTES 00 SECONDS WEST 960.07 FEET TO A POINT;
THENCE NORTH 01 DEGREES 58 MINUTES 00 SECONDS EAST 198.17
FEET TO A POINT; THENCE NORTH 65 DEGREES 38 MINUTES 00
SECONDS WEST 422.27 FEET TO A POINT; THENCE SOUTH 50 DEGREES
45 MINUTES 00 SECONDS WEST 343.06 FEET TO A POINT; THENCE
SOUTH 75 DEGREES 47 MINUTES 00 SECONDS WEST 132.07 FEET TO A
POINT; THENCE NORTH 73 DEGREES 13 MINUTES 00 SECONDS WEST
76.17 FEET TO A POINT AT THE SOUTHEAST CORNER OF A TRACT
CONVEYED TO C. AND D. HAMMER AS RECORDED IN DEED VOLUME
935, PAGE 232 OF THE SAID COUNTY DEED RECORDS; THENCE LEAVING
SAID CAW TRACT AND ALONG THE EAST LINE OF SAID HAMMER TRACT
NORTH 16 DEGREES 22 MINUTES 00 SECONDS EAST 354.25 FEET TO
THE PLACE OF BEGINNING.

CONTAINING 18.438 MORE OR LESS ACRES, SUBJECT TO ALL
APPLICABLE EASEMENTS.

D3119 C. PRICE

*To Velma
at Auditor's
Office*

ALSO THE FOLLOWING 50 FOOT INGRESS AND EGRESS EASEMENT

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP
12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER,
WAYNE TOWNSHIP, MHSKINGUM COUNTY, OHIO AND BEING FURTHER
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BREEZY HILL SUBDIVISION
AS RECORDED IN PLAT BOOK 14, PAGE 115-116 OF THE MUSKINOM
COUNTY PLAT RECORDS; THENCE SOUTH 71 DEGREES 38 MINUTES 00
SECONDS EAST 53.66 FEET TO A POINT; THENCE SOUTH 68 DEGREES
38 MINUTES 00 SECONDS EAST 97.06 FEET TO A POINT; THENCE
SOUTH 16 DEGREES 22 MINUTES 00 SECONDS WEST 50.20 FEET TO A
POINT AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO C. AND
D. HAMMER AS RECORDED IN DEED VOLUME 935, PAGE 232 OF THE
SAID COUNTY DEED RECORDS; THENCE ALONG THE NORTH LINE OF SAID
HAMMER TRACT NORTH 68 DEGREES 38 MINUTES 00 SECONDS WEST
100.00 FEET TO A POINT; THENCE NORTH 71 DEGREES 38 MINUTES 00
SECONDS WEST 100.00 FEET TO A POINT AT THE NORTHWEST CORNER
OF SAID HAMMER TRACT AND THE NORTHEAST CORNER OF LOT NUMBER
11 OF SAID SUBDIVISION; THENCE NORTH 61 DEGREES 54 MINUTES
42 SECONDS EAST 68.99 FEET TO THE PLACE OF BEGINNING.

BEARINGS ARE BASED ON THE PLAT BEARINGS OF BREEZY HILL
SUBDIVISION (PLAT BOOK 14, PAGE 115-116).

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

(PREPARED FROM PREVIOUS SURVEY DONE 6/7/78)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 18TH DAY OF
DECEMBER 1989.

W. J. Biedenbach
OFFICE COPY
NOT RECORDABLE
W. J. BIEDENBACH
REGISTERED SURVEYOR



E3119 C. PRICE

E3119 C. PRICE

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *J. L. Nantz*
12-20-89

12
Breezy Hill Sub.
Pb. 14, Pg. 115-116

C. & P. Hayes
Vol. 717, Pg. 96

N. 61° 54' 42" E
68.99'

S. 71° 38' 00" E
53.66'

Temporary
Turnaround

N. 12° 00' 00" E
314.58'

S. 73° 23' 00" E
1671.85'

Easement

S. 68° 38' 00" E
97.06'

97.41'

11

Charles & Donna Price
Vol. 774, Pg. 251

18.438± Acres

Par. N° 73-73-42-01-13-000 (part)

N. 71° 38' 00" W
100.00'

N. 68° 38' 00" W
100.00'

C. & D. Hammer
Vol. 935, Pg. 232

N. 16° 22' 00" E
304.05'

354.25'

S. 50° 45' 00" W
343.06'

N. 65° 33' 00" W
422.27'

R. Cow
Vol. 571, Pg. 310

N. 73° 13' 00" W
76.17'

S. 75° 47' 00" W
132.07'

N. 01° 56' 00" E
198.17'

N. 81° 00' 00" W
960.07'

Bearings are based on the Plat Bearings
of Breezy Hill Subdivision
(Pb. 14, Pg. 115-116).

Scale: 1" = 100'
0 50 100 200

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

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

Research

Vol. 774 Pg. 251
Vol. 717 Pg. 96
Vol. 571 Pg. 319
Pb. 14 Pg. 115-116
Muskingum County Tax Map

I hereby certify to the best of my
knowledge and belief the above plat to be
correct as prepared by me, from a previous
survey dated 10/28/78, this 15th day of
December 1979.

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY: J. L. Hamill

12-20-89