

73-57-01-10-002-

73-12-01-57-005

3745 CLAY PIKE

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

DESCRIPTION FOR CONVEYANCE
PARCEL NUMBER 73-73-57-01-10 (PART)
PARCEL NUMBER 73-73-12-01-57-001 (PART)

BEING A PART OF THE 65.07 MORE OR LESS ACRE TRACT CONVEYED TO W. A. AND M. E. HAYES AS RECORDED IN DEED BOOK VOLUME 563, PAGE 573 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE NORTHEAST QUARTER OF FRACTIONAL SECTION 2 AND THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, 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 SOUTHWEST CORNER OF LOT NUMBER 28 OF LOCUST LAKE ADDITION NUMBER 2 AS RECORDED IN PLAT BOOK 12, PAGE 32 AND 33 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE NORTH 77 DEGREES 14 MINUTES 00 SECONDS WEST 110.00 FEET TO AN EXISTING IRON PIN (3/4 INCH I.D. PIPE) ON THE WEST LINE OF A 0.568 MORE OR LESS ACRE TRACT CONVEYED TO W. A. AND R. A. PATTERSON AS RECORDED IN DEED BOOK VOLUME 773, PAGE 288 OF SAID COUNTY RECORDS, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 12 DEGREES 46 MINUTES 00 SECONDS WEST 25.00 FEET TO A POINT IN COUNTY ROAD NUMBER 5 (CLAY PIKE), SAID POINT BEING THE SOUTHWEST CORNER OF THE SAID 0.568 MORE OR LESS ACRE TRACT; THENCE NORTH 77 DEGREES 17 MINUTES 30 SECONDS WEST 240.54 FEET TO A POINT IN THE SAID COUNTY ROAD NUMBER 5; THENCE NORTH 23 DEGREES 05 MINUTES 29 SECONDS EAST 428.30 FEET ALONG THE EAST LINE OF A TRACT CONVEYED TO CHARLES E. AND JOAN E. THOMAS AS RECORDED IN DEED BOOK VOLUME 806, PAGE 200 OF THE SAID COUNTY DEED RECORDS TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (3/4 INCH I.D. PIPE) AT 15.00 FEET; THENCE SOUTH 77 DEGREES 06 MINUTES 06 SECONDS EAST 163.77 FEET TO AN IRON PIN SET; THENCE SOUTH 12 DEGREES 46 MINUTES 00 SECONDS WEST 395.74 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (1/2 INCH I.D. PIPE) AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED 0.568 MORE OR LESS ACRE TRACT) AT 195.81 FEET.

CONTAINING 1.954 MORE OR LESS ACRES (TOTAL) 1.408 MORE OR LESS ACRES IN FRACTIONAL SECTION 1 AND 0.546 MORE OR LESS ACRES IN FRACTIONAL SECTION 2. SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD NUMBER 5 AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PLAT BEARINGS OF LOCUST LAKE ADDITION NUMBER 2 (PLAT BOOK 12, PAGE 32 AND 33).

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

SUBJECT TO THE FOLLOWING INGRESS AND EGRESS EASEMENT

BEING A PART OF THE 65.97 MORE OR LESS ACRE TRACT CONVEYED TO W. A. AND M. E. HAYES AS RECORDED IN DEED BOOK VOLUME 563, PAGE 573 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE NORTHEAST QUARTER OF FRACTIONAL SECTION 2 AND THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, 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 SOUTHWEST CORNER OF LOT NUMBER 28 OF LOCUST LAKE ADDITION NUMBER 2 AS RECORDED IN PLAT BOOK 12, PAGE 32 AND 33 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE NORTH 77 DEGREES 14 MINUTES 00 SECONDS WEST 110.00 FEET TO AN EXISTING IRON PIN (3/4 INCH I.D. PIPE) ON THE WEST LINE OF A 0.568 MORE OR LESS ACRE TRACT CONVEYED TO W. A. AND R. A. PATTERSON AS RECORDED IN DEED BOOK VOLUME 773, PAGE 288 OF SAID COUNTY RECORDS; THENCE SOUTH 12 DEGREES 46 MINUTES 00 SECONDS WEST 25.00 FEET TO A POINT IN COUNTY ROAD NUMBER 5 (CLAY PIKE), SAID POINT BEING THE SOUTHWEST CORNER OF THE SAID 0.568 MORE OR LESS ACRE TRACT; THENCE NORTH 77 DEGREES 17 MINUTES 30 SECONDS WEST 220.21 FEET TO A POINT IN SAID COUNTY ROAD NUMBER 5, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE CONTINUING NORTH 77 DEGREES 17 MINUTES 30 SECONDS WEST 20.33 FEET TO A POINT IN SAID COUNTY ROAD NUMBER 5; THENCE NORTH 23 DEGREES 05 MINUTES 29 SECONDS EAST 428.30 FEET ALONG THE EAST LINE OF A TRACT CONVEYED TO CHARLES E. AND JOAN E. THOMAS AS RECORDED IN DEED BOOK VOLUME 806, PAGE 200 OF THE SAID COUNTY DEED RECORDS TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (3/4 INCH I.D. PIPE) AT 15.00 FEET; THENCE SOUTH 77 DEGREES 06 MINUTES 06 SECONDS EAST 20.32 FEET TO A POINT; THENCE SOUTH 23 DEGREES 05 MINUTES 29 SECONDS WEST 428.23 FEET TO THE PLACE OF BEGINNING.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 12TH DAY OF APRIL 1988

W. J. BIEDENBACH
REGISTERED SURVEYOR #5710

D2807 C. W. LINE

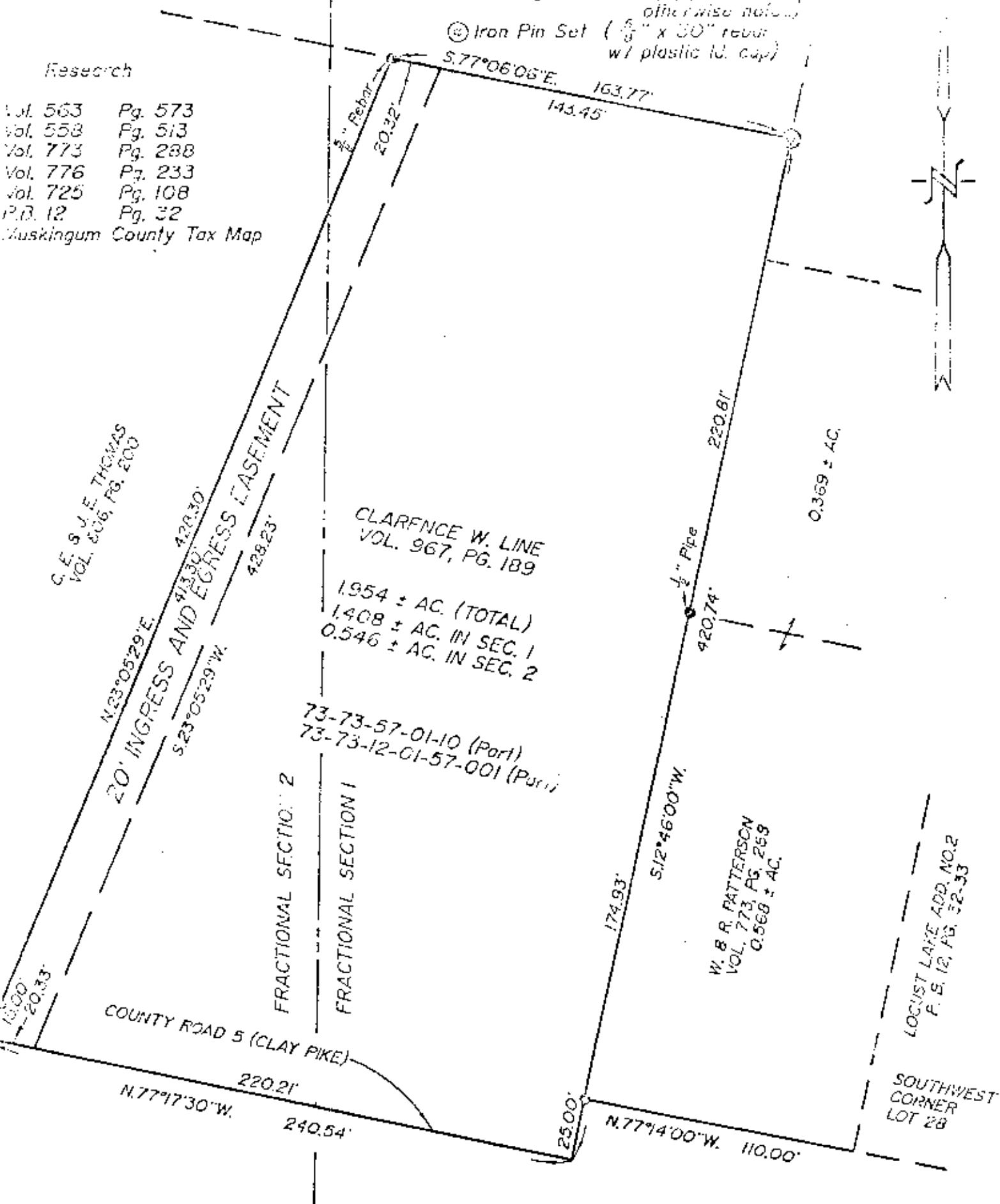
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Hamill
4-14-88

i. RG. 129

- ## Research

Vol. 563	Pg. 573
Vol. 558	Pg. 513
Vol. 773	Pg. 288
Vol. 776	Pg. 233
Vol. 725	Pg. 108
P.D. 12	Pg. 32
Muskingum County Tax Map	



Being a part of the 65.07 ±Ac. tract conveyed to W. A. & M. E. Hayes (Vol. 563, Pg. 573); Situated in the N. E. Quarter of Fractional Section 2 & the N. W. Quarter of Fractional Section 1, 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 and belief the above plat and survey to be correct as represented by me, this 12th day of April 1988.

W.A. Biedendick
Reg. Surveyor #5718

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Lamb
4-14-88

W. J. BIEDENBACH & ASSOC.

Surveying & Mapping

3120 Lsa Ln. Zanesville, Ohio 43701
(614) 453-4650

Crown by *ADV* Date 4-11-88

Scale 1"=50' Checked by

Job N° 2807

Richard Max Graves
Registered Surveyor
2925 Kenlo Woods Dr.
Nashport, Ohio 43830

73-12-01-57-005

3745 CLAY PIKE

73-57-01-10-002

Situated in the State of Ohio, County of Muskingum, Township of Wayne:

Being a part of the Northeast Quarter of Fractional Section Two (2) and the Northwest Quarter of Fractional Section One (1), Township Twelve (12), Range Thirteen (13) of the Congress Lands east of the Scioto River and part of property now owned by Martin E. and Mary E. Scott and Recorded in Deed Book 1051, Page 480 of the Muskingum County Deed Records bounded and described as follows:

Commencing at an iron pin found at a corner common to the southwest corner of the northwest quarter of fractional section 1 and the southeast corner of the northeast quarter of fractional section 2; thence N.2°25'03"E. (the base of bearing for this description state plane grid from a solar observation) along said section line 868.22' to a railroad spike set in the southerly side of Clay Pike and on the south side of the grantor herein and passing through an iron pin found at 844.33', said railroad spike is the true place of beginning for the following described parcel; thence N.76°37'39"W. along said Clay Pike and along said grantors south property line 134.48' to a railroad spike set in the center of said road and at the southwest corner of the grantor herein; thence N.23°46'51"E. along said grantors west property line and the east line of property owned by Charles and Joan Thomas (Vol.806, Pg. 200) a distance of 270.00 feet to an iron pin set and passing through a 3/4 inch iron pipe found at 15.00'; thence S.73°28'57"E. and crossing said grantors property 192.43' to an iron pin set on the east line of said grantors property and passing from said section two into section one at 34.72'; thence S.13°26'55"W. along the grantors east property line and the west line of property owned by David and Vickie Brown (Vol.1007, Pg. 278) a distance of 255.00' to an iron pin set at the southeast corner of the grantor herein, said pin is 11.00' south of the center of said Clay Pike and passing through an iron pin found at 30.07' and a 3/4 inch iron pipe found at 230.00', said 3/4 inch pipe bears N.76°33'21"W. 110.04' from a 3/4 inch iron pipe found at the southwest corner of Lot 28 of Locust Lake Add. No. 2 (Plat Book 13, Pg. 30); thence N.76°37'39"W. along said Clay Pike and the south line of said grantor herein 106.10' to the true place of beginning containing one and two hundred ninety six thousands (1.296) acres of which 0.782 of an acre is in the northwest quarter of section 1 and is part of parcel No. 73-73-12-01-57-001 and 0.514 of an acre is in the northeast quarter of section 2 and is part of parcel No. 73-73-01-10-000.

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BASE OF BEARINGS
STATE PLANE GRID
FROM A SOLAR OBSERVATION

- IRON PIN FD
- 5/8" x 30" IP SET - CAPPED
- RAILROAD SPIKE SET

REFERENCE LIST

VOL. 1051, P. 480
VOL. 563, P. 573
VOL. 1007, P. 278
VOL. 985, P. 230
VOL. 806, P. 200

P.B. 13, P. 30
LOCUST LAKE ADD. 2

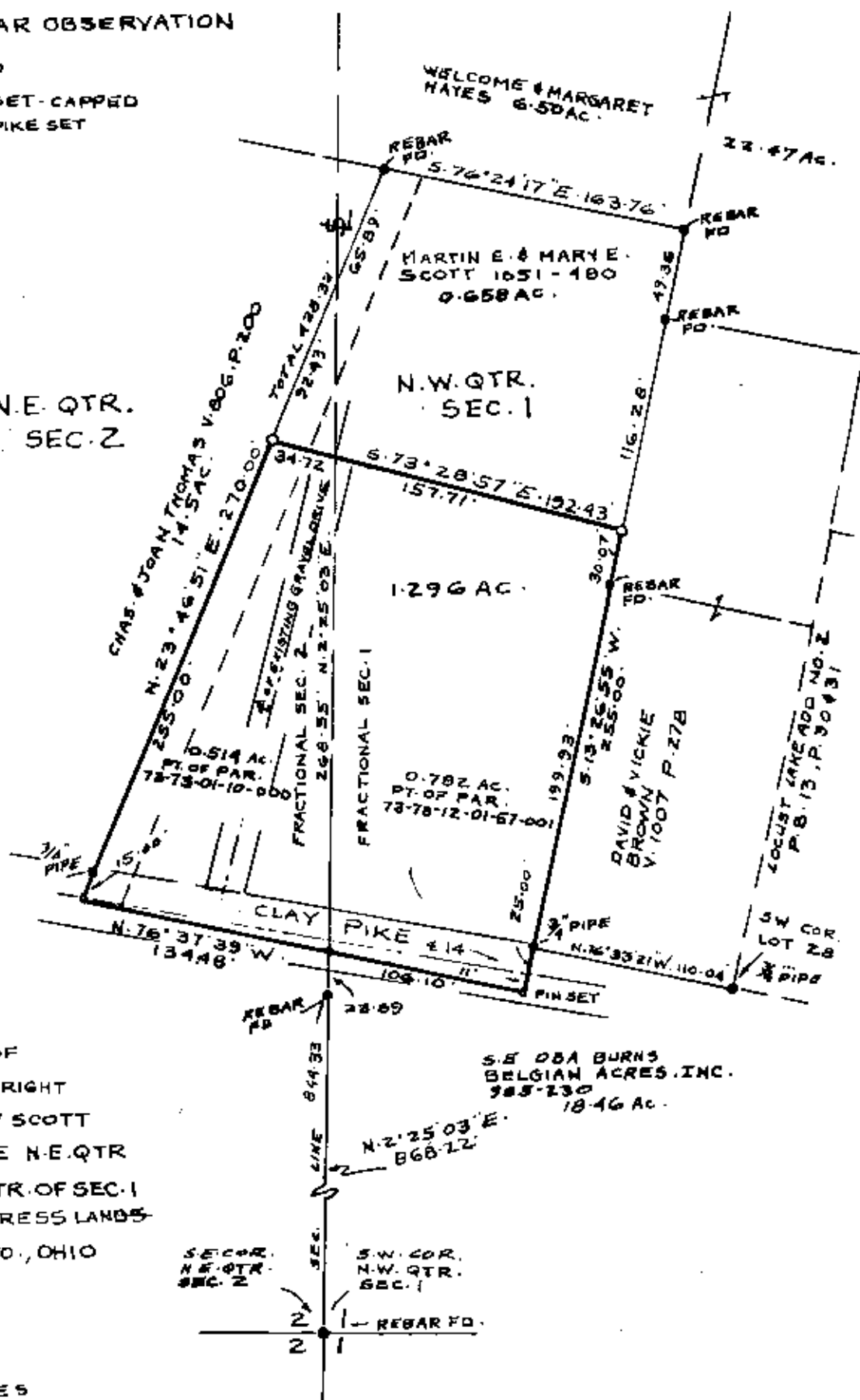
3 SURVEYS BY
W.J. BIEDENBACH #3718

USGS ZANESVILLE EAST

AERIAL PHOTO

WAYNE TAX MAP

N.E. QTR.
SEC. 2



MAP SHOWING SURVEY OF
1.296 AC. FOR DAMON WRIGHT
OWNED BY MARTIN & MARY SCOTT
VOL. 1051, P. 480 IN THE N.E. QTR
OF SEC. 2 & THE N.W. QTR. OF SEC. 1
TWP. 12, RANGE 13 CONGRESS LANDS
WAYNE TWP. MUSKINGUM CO., OHIO

RICHARD MAX GRAVES
REGISTERED SURVEYOR NO. 5792

2925 KENLO WOOD

NASHPORT, OHIO 43830

OCT. 10, 1991

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NOT RECORDABLE

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Nangle
10-08-91