

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

25-95-12-17  
7240 Coopersmill Rd  
25-95-13-02-001

DESCRIPTION FOR CONVEYANCE

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND THE NORTHEAST QUARTER OF SECTION 13 OF TOWNSHIP 18, RANGE 15 OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, [REDACTED] TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKED BY AN EXISTING STONE (3 INCH X 10 INCH) AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF SECTION 12; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1087.50 FEET ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 12 TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 00 DEGREES 38 MINUTES 43 SECONDS EAST 62.50 FEET ALONG THE EAST LINE OF A TRACT CONVEYED TO RICHARD A. JR. AND BETTY EILEEN TIGNER AND RECORDED IN DEED BOOK VOLUME 609, PAGE 231 OF THE MUSKINGUM COUNTY DEED RECORDS TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR); THENCE NORTH 74 DEGREES 41 MINUTES 54 SECONDS WEST 401.57 FEET TO A POINT MARKED BY AN IRON SET (5/8 INCH REBAR); THENCE NORTH 04 DEGREES 17 MINUTES 42 SECONDS EAST 232.75 FEET TO A POINT IN THE CENTER OF COUNTY ROAD NUMBER 71 (COOPERMILL ROAD), PASSING A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR) AT 212.10 FEET; THENCE SOUTH 74 DEGREES 04 MINUTES 28 SECONDS EAST 81.30 FEET TO A POINT IN THE SAID CENTER OF COUNTY ROAD NUMBER 71; THENCE SOUTH 73 DEGREES 28 MINUTES 01 SECOND EAST 126.35 FEET TO A POINT IN THE SAID CENTER OF COUNTY ROAD NUMBER 71; THENCE SOUTH 71 DEGREES 00 MINUTES 28 SECONDS EAST 54.68 FEET TO A POINT IN THE SAID CENTER OF COUNTY ROAD NUMBER 71; THENCE SOUTH 69 DEGREES 31 MINUTES 49 SECONDS EAST 55.70 FEET TO A POINT IN THE SAID CENTER OF COUNTY ROAD NUMBER 71; THENCE SOUTH 66 DEGREES 48 MINUTES 20 SECONDS EAST 69.93 FEET TO A POINT IN THE SAID CENTER OF COUNTY ROAD NUMBER 71; THENCE SOUTH 00 DEGREES 38 MINUTES 43 SECONDS EAST 152.50 FEET ALONG THE ABOVE MENTIONED EAST LINE OF THE TIGNER TRACT TO THE PLACE OF BEGINNING, PASSING A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR) AT 18.47 FEET.

CONTAINING 2.000 MORE OR LESS ACRES (TOTAL), SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF COUNTY NUMBER 71 AND ALL EASEMENTS.

AUDITOR'S PARCEL NUMBER 25-01099 - . . . MORE OR LESS ACRES (ALL)  
AUDITOR'S PARCEL NUMBER 25-01098 - 1.097 MORE OR LESS ACRES (PART).  
AUDITOR'S PARCEL NUMBER 25-01100 - 0.163 MORE OR LESS ACRES (PART).

BEARINGS ARE BASED ON AN ASSUMED BEARINGS OF WEST ASSIGNED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12.

I HEREBY CERTIFY THE ABOVE DESCRIPTION AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 14TH DAY OF OCTOBER 1985.

**OFFICE COPY  
NOT RECORDABLE**

W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718

D2293 TIGNER



DESCRIPTION APPROVED  
for Auditor's transfer

By W. M. [Signature]  
10-16-85

25-95-12-17

13-07-001

R.E. & M.E. TAYLOR 320 - 83

BEARINGS ARE BASED ON AN ASSUMED BEARING OF WEST ASSIGNED TO THE SOUTH LINE OF THE SOUTH-EAST QUARTER OF SEC. 12.

- △ Existing Stone (3" x 10")
- Iron Pin Set (5/8" Rebar)

REFERENCES:

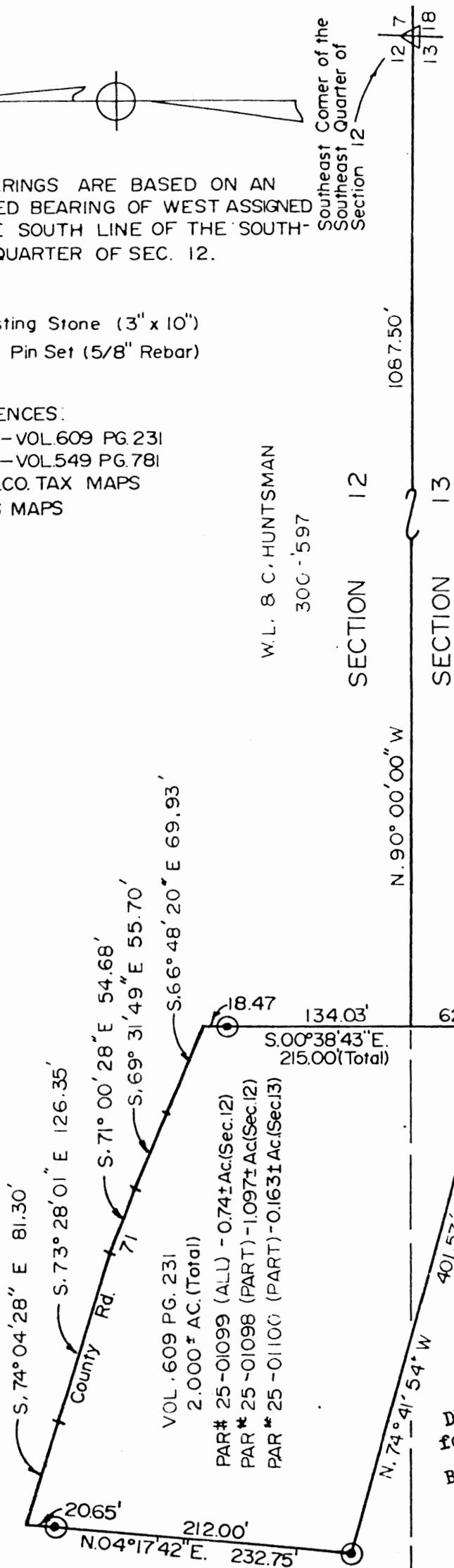
- DEED - VOL. 609 PG. 231
- DEED - VOL. 549 PG. 781
- MUSK. CO. TAX MAPS
- USGS MAPS

W.L. & C. HUNTSMAN  
300 - 597

SECTION 12

SECTION 13

C.E. & D.L. WHEELER  
549 - 781

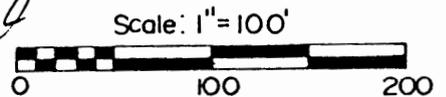


I HEREBY CERTIFY THIS PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 14TH DAY OF OCTOBER 1985.



BEING A PART OF THE SOUTH EAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13 OF TOWNSHIP 18, RANGE 15 OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY OHIO.

DESCRIPTION APPROVED for Auditor's transfer  
By *W. J. Biedenbach*  
10-16-85



W. J. BIEDENBACH & ASSOC.  
Surveying & Mapping  
3120 Lisa Ln. Zanesville, Ohio 43701  
(614) 453-4850

Drawn by: <i>MDV</i>	Date: 10-14-85
Scale: 1" = 100'	Checked by <i>MDV</i>
Job No: 1127-10-85	