

25-95-13-11-002
7395 WESLEY CHAPEL RD

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

ENGRS
COPY

DESCRIPTION FOR CONVEYANCE

BEING A PART OF A 62.89 MORE OR LESS ACRE TRACT CONVEYED TO JAMES SHANAHAN, ET.AI. AS RECORDED IN DEED BOOK VOLUME 808 PAGE 201 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 18, RANGE 15 OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 2826.61 FEET (BY DEED) ALONG THE WEST LINE OF SAID SECTION TO A POINT IN COUNTY ROAD NUMBER 126 (WESLEY CHAPEL ROAD); THENCE SOUTH 59 DEGREES 49 MINUTES 32 SECONDS EAST 783.52 FEET (BY DEED) TO A POINT IN THE SAID ROAD; THENCE SOUTH 58 DEGREES 39 MINUTES 08 SECONDS EAST 249.69 FEET (BY DEED) TO A POINT IN THE SAID ROAD, SAID POINT ALSO BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING SOUTH 58 DEGREES 39 MINUTES 08 SECONDS EAST 478.30 FEET TO A POINT IN THE SAID ROAD; THENCE SOUTH 00 DEGREES 09 MINUTES 46 SECONDS EAST 1715.52 FEET ALONG THE EAST LINE OF THE SAID 62.89 MORE OR LESS ACRE TRACT TO A POINT MARKED BY AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR) AT 30.00 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 58 SECONDS WEST 407.78 FEET ALONG THE SOUTH LINE OF SECTION 13 TO A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR), SAID POINT BEING NORTH 89 DEGREES 26 MINUTES 58 SECONDS EAST 889.12 FEET FROM A POINT MARKED BY AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF SECTION 13; THENCE NORTH 00 DEGREES 09 MINUTES 46 SECONDS WEST 1968.27 FEET TO THE PLACE OF BEGINNING, PASSING A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR) AT 1940.30 FEET.

CONTAINING 17.242 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS AND ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 62.89 MORE OR LESS ACRES (VOLUME 808 PAGE 201).

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

AUDITOR'S PARCEL NUMBER 25-25-95-13-11-001 (PART).

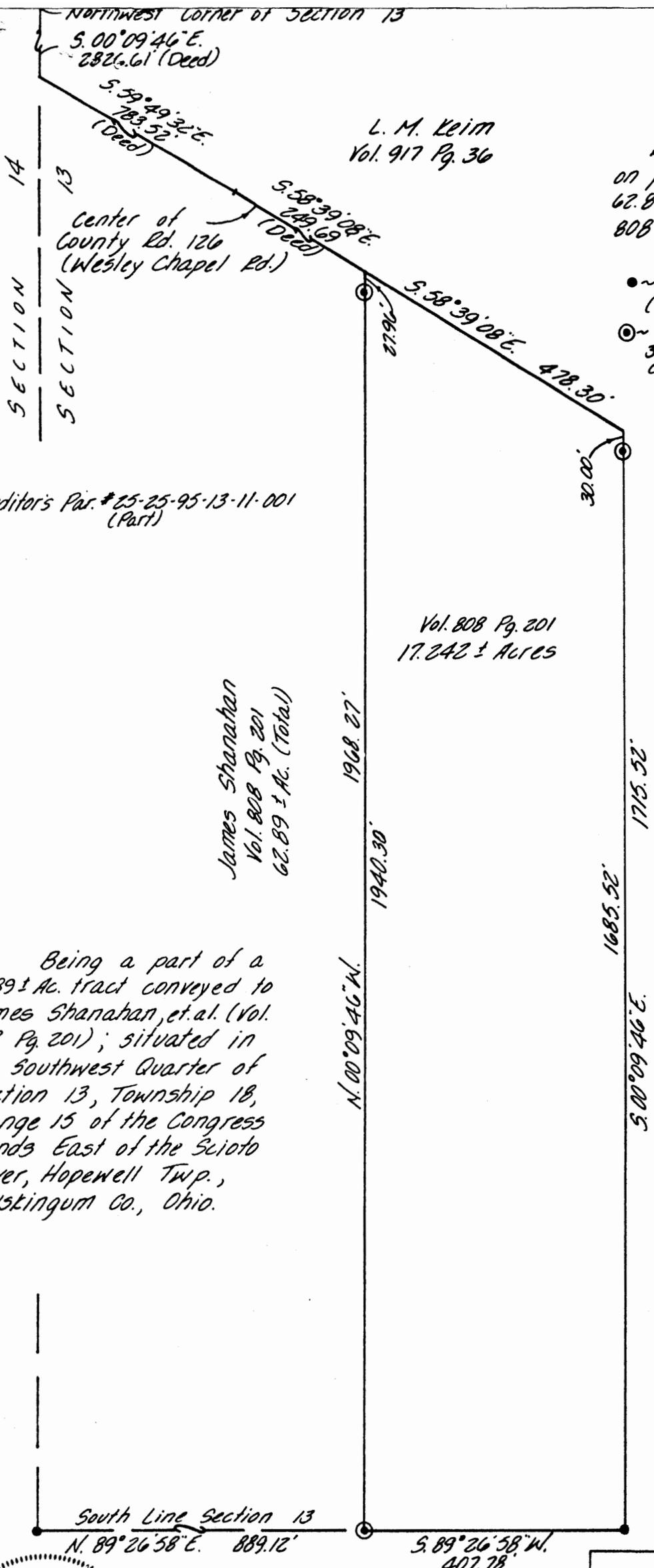
I HEREBY CERTIFY THE ABOVE DESCRIPTION TO BE CORRECT AS PREPARED FROM AN ACTUAL FIELD SURVEY THIS 18TH DAY OF JANUARY

1996
OFFICE COPY
NOT RECORDABLE
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718



2351:3 J. SHANAHAN

OK WAD
1-22-86



Bearings are based on previous survey of 62.89 ± Ac. tract (Vol. 808 Pg. 201)

- ~ Existing Iron Pin (3/8" rebar)
- ⊙ ~ Iron Pin Set (3/8" x 30" rebar w/ plastic i.d. cap)



References:
 Deed - Vol. 808 Pg. 201
 Deed - Vol. 917 Pg. 36
 Plat of 62.89 ± Ac. - Previous Survey (April 1984)
 Musk. Co. Tax Map

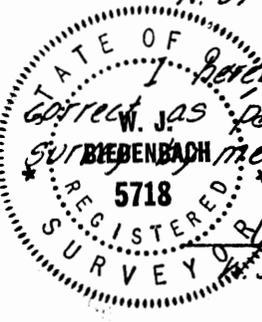
Auditor's Par. # 25-25-95-13-11-001 (Part)

Vol. 808 Pg. 201
 17.242 ± Acres

James Shanahan
 Vol. 808 Pg. 201
 62.89 ± Ac. (Total)

H. P. Brook
 Vol. 571 Pg. 288

Being a part of a 62.89 ± Ac. tract conveyed to James Shanahan, et al. (Vol. 808 Pg. 201); situated in the Southwest Quarter of Section 13, Township 18, Range 15 of the Congress Lands East of the Scioto River, Hopewell Twp., Muskingum Co., Ohio.



I hereby certify the above plat to be correct as prepared from an actual field survey on January 1986.

OFFICE COPY NOT RECORDABLE

W. J. Biedenbach - Reg. Surveyor #5718

W. J. BIEDENBACH & ASSOC. Surveying & Mapping 3120 Lisa Ln. Zanesville, Ohio 43701 (614) 453-4850	
Drawn by: <i>MD</i>	Date: 1-17-86
Scale: 1"=200'	Checked by:
Job No: 2351-1-86	J. Shanahan