

2695 SONORA RD

DESCRIPTION FOR CONVEYANCE
JAMES W. AND SARAH I. WEST
PARCEL NUMBER 51-51-08-01-09-000 (PART)

BEING A PART OF LOTS 4 AND 5 IN THE SUBDIVISION OF THE BOWERS FARM AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE MUSKINGUM COUNTY PLAT RECORDS; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 4 OF BOWERS FARM SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT NUMBER 4 SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 25.00 FEET A TOTAL DISTANCE OF 245.00 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO R. AND V. WATSON AS RECORDED IN DEED VOLUME 848, PAGE 265 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE LEAVING SAID LOT LINE AND ALONG SAID WATSON TRACT SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET TO AN IRON PIN SET; THENCE LEAVING SAID WATSON TRACT NORTH 86 DEGREES 37 MINUTES 00 SECONDS WEST 159.66 FEET TO AN IRON PIN SET; THENCE SOUTH 03 DEGREES 23 MINUTES 21 SECONDS WEST 214.05 FEET TO AN IRON PIN SET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 299.42 FEET TO AN IRON PIN SET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 304.26 FEET TO AN IRON PIN SET ON THE NORTH LINE OF LOT NUMBER 4; THENCE ALONG SAID NORTH LINE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 151.54 FEET, A TOTAL DISTANCE OF 471.46 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.497 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE DEED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (EAST) ALONG THE NORTH LINE OF LOT NUMBER 4 (VOLUME 752, PAGE 8).
ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAP.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 17TH DAY OF AUGUST 1990.

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

03217 J. WEST

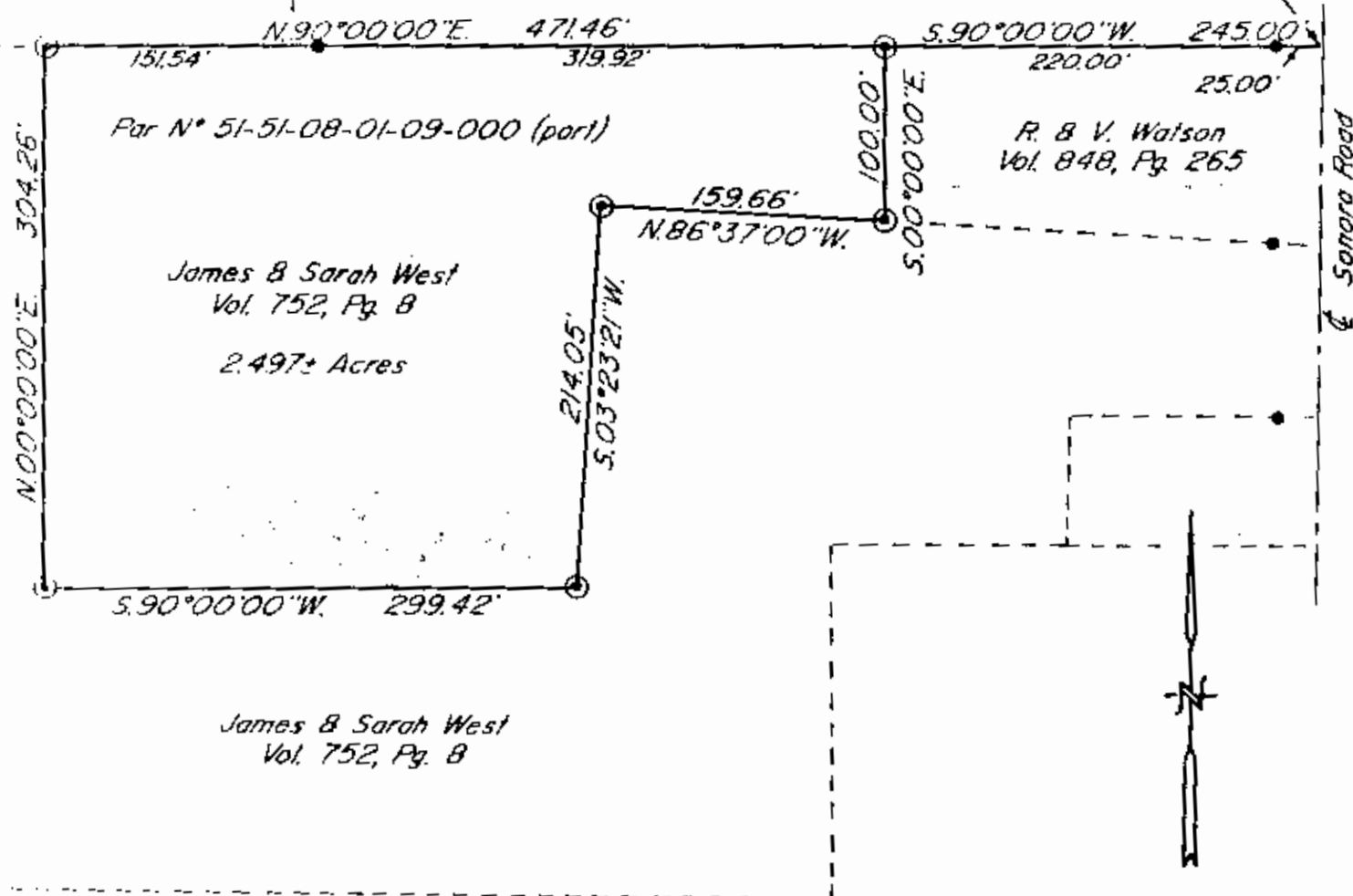
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Nault
9-11-90

L. Culp
Vol. 674, Pg. 110

R. B. V. Shirer
Vol. 498, Pg. 205

Northeast Corner
Lot 4
Bowers Farm



Bearings are based on the deed bearing of N.90°00'00"E. along the North Line of Lot 4 (Vol. 752, Pg. 8).

Scale: 1" = 100'

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

Being a part of Lots 4 & 5 in the Subdivision of the Bowers Farm as recorded in Plat Book 1, Page 35 of the Muskingum County Plat Records; Situated in the Southwest Quarter of Section 6, Township 1, Range 6, of the United States Military Lands, Perry Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as prepared by me, this 17th day of August 1990.

**OFFICE COPY
NOT RECORDABLE**

W.J. Biedenbach
Reg. Surveyor #5718

Research

Vol. 752 Pg. 8
Vol. 674 Pg. 110
Vol. 498 Pg. 205
Vol. 848 Pg. 265
Vol. 676 Pg. 173
Pb. 1 Pg. 35
Muskingum County Tax Map

DISCUSSION APPROVED
FOR AUDITOR'S TRANSFER

J. J. Hambley
9-11-90

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

Drawn by: SDD	Date: 8-17-90
Scale: 1" = 100'	Checked by: JD
Job N°: 3217	J. West