

## W. J. Biedenbach &amp; Associates

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Surveying and Mapping

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C.O. LIGHTHIZER  
AUDITORS PARCEL NUMBER  
51-51-40-12-51-000 (ALL)-17 ± ACRES  
51-51-40-12-52-001 (ALL)-0.344 ± ACRES  
51-51-40-12-52-000 (PART)-0.951 ± ACRES  
51-51-40-12-50-002 (PART)-0.821 ± ACRES

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12; THENCE SOUTH 80 DEGREES 52 MINUTES 11 SECONDS EAST 1870.61 FEET TO AN EXISTING IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF A 0.417 MORE OR LESS ACRE TRACT AND ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE FORTY ALSO BEING THE *PLACE OF BEGINNING* FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH 65 DEGREES 38 MINUTES 59 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 62.78 FEET TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 17 DEGREES 25 MINUTES 35 SECONDS WEST 16.61 FEET TO AN IRON PIN SET; THENCE SOUTH 16 DEGREES 04 MINUTES 06 SECONDS EAST 45.68 FEET TO AN IRON PIN SET; THENCE SOUTH 18 DEGREES 38 MINUTES 18 SECONDS EAST 177.36 FEET TO AN IRON PIN SET; THENCE SOUTH 12 DEGREES 22 MINUTES 16 SECONDS EAST 94.55 FEET TO AN IRON PIN SET; THENCE SOUTH 06 DEGREES 10 MINUTES 55 SECONDS WEST 24.46 FEET TO AN IRON PIN SET; THENCE NORTH 83 DEGREES 22 MINUTES 50 SECONDS WEST 554.85 FEET TO AN IRON PIN SET; THENCE NORTH 33 DEGREES 38 MINUTES 30 SECONDS WEST 62.93 FEET TO AN IRON PIN SET; THENCE NORTH 65 DEGREES 38 MINUTES 59 SECONDS EAST 490.48 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.533 MORE OR LESS ACRES, AND BEING SUBJECT TO ALL APPLICABLE EASEMENTS.

ALSO THE FOLLOWING FIFTY FOOT WIDE INGRESS AND EGRESS EASEMENT

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12; THENCE SOUTH 80 DEGREES 52 MINUTES 11 SECONDS EAST 1870.61 FEET TO AN EXISTING IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF A 0.417 MORE OR LESS ACRE TRACT AND ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE FORTY; THENCE ALONG THE NORTH LINE OF SAID TRACT SOUTH 65 DEGREES 38 MINUTES 59 SECONDS WEST 490.48 FEET TO AN IRON PIN SET; SAID PIN BEING THE PLACE OF *BEGINNING OF THIS EASEMENT* HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 33 DEGREES 38 MINUTES 30 SECONDS EAST 62.93 FEET TO AN IRON PIN SET; THENCE SOUTH 56 DEGREES 21 MINUTES 30 SECONDS WEST 50.00 FEET TO A POINT; THENCE NORTH 33 DEGREES 38 MINUTES 30 SECONDS WEST 71.09 FEET TO A POINT; THENCE NORTH 65 DEGREES 37 MINUTES 30 SECONDS EAST 50.66 FEET TO THE PLACE OF BEGINNING.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.417 ± ACRES AS RECORDED IN DEED VOLUME 770, PAGE 103 OF THE MUSKINGUM COUNTY DEED RECORDS  
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 19<sup>th</sup> DAY OF JANUARY, 1998.

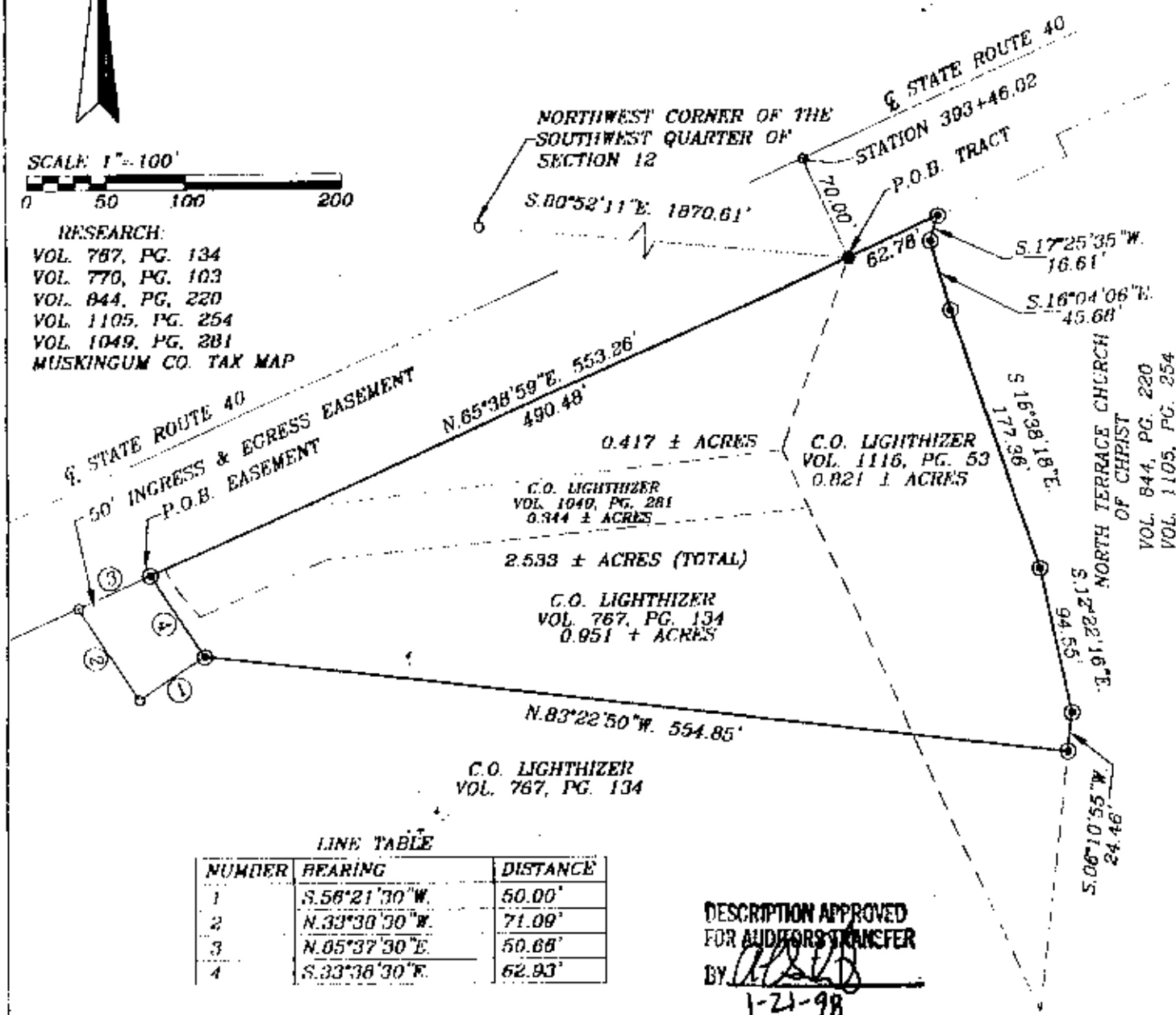
W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY WJB

1-21-98

51-51-40-12-51-000 (ALL) - 0.417 ± ACRES  
51-51-40-12-52-001 (ALL) - 0.344 ± ACRES  
51-51-40-12-52-000 (PART) - 0.951 ± ACRES  
51-51-40-12-50-002 (PART) - 0.021 ± ACRES

VOL. 787, PG. 134  
VOL. 770, PG. 103  
VOL. 844, PG. 220  
VOL. 1105, PG. 254  
VOL. 1049, PG. 281  
MUSKINGUM CO. TAX MAP



NUMBER	BEARING	DISTANCE
1	S.56°21'30"W	50.00'
2	N.33°38'30"W	71.09'
3	N.05°37'30"E	50.68'
4	S.33°38'30"E	62.93'

DESCRIPTION APPROVED  
FOR AUDIOTAP TRANSFER  
BY: *[Signature]*

1-21-98

BEING A PART OF THE SOUTHWEST QUARTER OF  
SECTION 12, TOWNSHIP 1, RANGE 6, OF THE UNITED  
STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM  
COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY  
OF 0.417 ± ACRES (VOL. 770, PG 103)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME. THIS 5th DAY OF NOVEMBER, 1906.

W. E. EDENBACH  
REGISTERED SURVEYOR #5718

- IRON PIN FOUND
- ⊙ IRON PIN SET  
(5/8" REDAR W/CAP)
- ANGLE POINTS

 QUARTER CORNER

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

**DRAWN BY:**

AJS

SCALE:

$$I^{11} = 100^1$$

JOB NO.

4246

DATE:

01-19-PH

CHECKED BY:

WJB

**DRAWING NO:**

D:\4246\4246