

James H. Hunt & Co.

51-40-12-52 SNR

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

DESCRIPTION FOR CONVEYANCE
R. LIGHTHIZER
PARCEL NUMBER 51-51-40-12-52-000 (PART)

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 AN IRON PIN SET 70 FEET RIGHT OF STATION 393 +
46.02 OF OLD STATE ROUTE 40 AND AT THE NORTHEAST CORNER OF A TRACT
CONVEYED TO R. AND J. LIGHTHIZER AS RECORDED IN DEED VOLUME 770 PAGE
103 OF SAID COUNTY DEED RECORDS, SAID IRON PIN BEING SOUTH 80
DEGREES 52 MINUTES 11 SECONDS EAST 1870.61 FEET FROM THE NORTHWEST
CORNER OF THE SAID SOUTHWEST QUARTER; THENCE ALONG THE EAST LINE OF
SAID LIGHTHIZER TRACT AND ALONG THE WEST LINE OF A TRACT CONVEYED TO
NORTH TERRACE CHURCH OF CHRIST IN DEED VOLUME 844 PAGE 220 OF SAID
COUNTY DEED RECORDS SOUTH 19 DEGREES 01 MINUTES 54 SECONDS WEST
131.00 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF SAID
LIGHTHIZER TRACT, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE
TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING ALONG THE
WEST LINE OF SAID CHURCH TRACT SOUTH 24 DEGREES 21 MINUTES 01
SECONDS EAST 40.80 FEET TO AN IRON PIN SET, SAID IRON PIN BEING
NORTH 24 DEGREES 21 MINUTES 01 SECONDS WEST 124.43 FEET FROM AN
EXISTING IRON PIN (1/2 INCH PIPE); THENCE LEAVING SAID WEST LINE
SOUTH 84 DEGREES 12 MINUTES 53 SECONDS WEST 309.37 FEET TO AN IRON
PIN SET; THENCE SOUTH 65 DEGREES 38 MINUTES 59 SECONDS WEST 88.93
FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING A
RADIUS OF 175 FEET (CHORD BEARING NORTH 37 DEGREES 13 MINUTES 37
SECONDS WEST 38.48 FEET) AN ARC DISTANCE OF 38.56 FEET TO AN IRON
PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID OLD STATE ROUTE 40;
THENCE ALONG SAID RIGHT-OF-WAY NORTH 65 DEGREES 38 MINUTES 59
SECONDS EAST 98.30 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) AT
THE WEST CORNER OF SAID LIGHTHIZER TRACT; THENCE LEAVING SAID
RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LIGHTHIZER TRACT
NORTH 83 DEGREES 40 MINUTES 52 SECONDS EAST 307.59 FEET TO THE PLACE
OF BEGINNING.

CONTAINING 0.344 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE
EASEMENTS.

ALSO THE FOLLOWING 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 AN IRON PIN SET 70 FEET RIGHT OF STATION 393+46.02
OF OLD STATE ROUTE 40 AND AT THE NORTHEAST CORNER OF A TRACT
CONVEYED TO R. AND J. LIGHTHIZER AS RECORDED IN DEED VOLUME 770 PAGE
103 OF SAID COUNTY DEED RECORDS, SAID IRON PIN BEING SOUTH 80
DEGREES 52 MINUTES 11 SECONDS EAST 1870.61 FEET FROM THE NORTHWEST
CORNER OF THE SAID SOUTHWEST QUARTER; THENCE ALONG THE EAST LINE OF
SAID LIGHTHIZER TRACT AND ALONG THE WEST LINE OF A TRACT CONVEYED TO
NORTH TERRACE CHURCH OF CHRIST IN DEED VOLUME 844 PAGE 220 OF SAID
COUNTY DEED RECORDS SOUTH 19 DEGREES 01 MINUTES 54 SECONDS WEST
131.00 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF SAID
LIGHTHIZER TRACT; THENCE CONTINUING ALONG THE WEST LINE OF SAID
CHURCH TRACT SOUTH 24 DEGREES 21 MINUTES 01 SECONDS EAST 40.80 FEET
TO AN IRON PIN SET, SAID IRON PIN BEING NORTH 24 DEGREES 21 MINUTES
01 SECONDS WEST 124.43 FEET FROM AN EXISTING IRON PIN (1/2 INCH
PIPE); THENCE LEAVING SAID WEST LINE SOUTH 84 DEGREES 12 MINUTES 53
SECONDS WEST 309.37 FEET TO AN IRON PIN SET; THENCE SOUTH 65 DEGREES
38 MINUTES 59 SECONDS WEST 88.93 FEET TO AN IRON PIN SET, SAID IRON
PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE CONTINUING
SOUTH 65 DEGREES 38 MINUTES 59 SECONDS WEST 52.25 FEET TO A POINT;
THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET
(CHORD BEARING NORTH 34 DEGREES 18 MINUTES 16 SECONDS WEST 38.08
FEET) AN ARC DISTANCE OF 38.13 FEET TO A POINT ON THE SOUTH
RIGHT-OF-WAY OF THE ABOVE MENTIONED OLD STATE ROUTE 40; THENCE ALONG
THE SAID SOUTH RIGHT-OF-WAY LINE NORTH 65 DEGREES 38 MINUTES 59
SECONDS EAST 50.26 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO
THE LEFT HAVING A RADIUS OF 175.00 FEET (CHORD BEARING SOUTH 37
DEGREES 13 MINUTES 26 SECONDS EAST 38.48 FEET) AN ARC DISTANCE OF
38.56 FEET TO THE PLACE OF BEGINNING.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.417 MORE OR LESS
ACRES (VOLUME 770 PAGE 103).

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 5TH DAY OF JULY
1988

W. J. Biedenbach
W. J. BIEDENBACH
REGISTERED SURVEYOR #718

D2850 R. LIGHTHIZER

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *J. L. Namb*
7-11-88

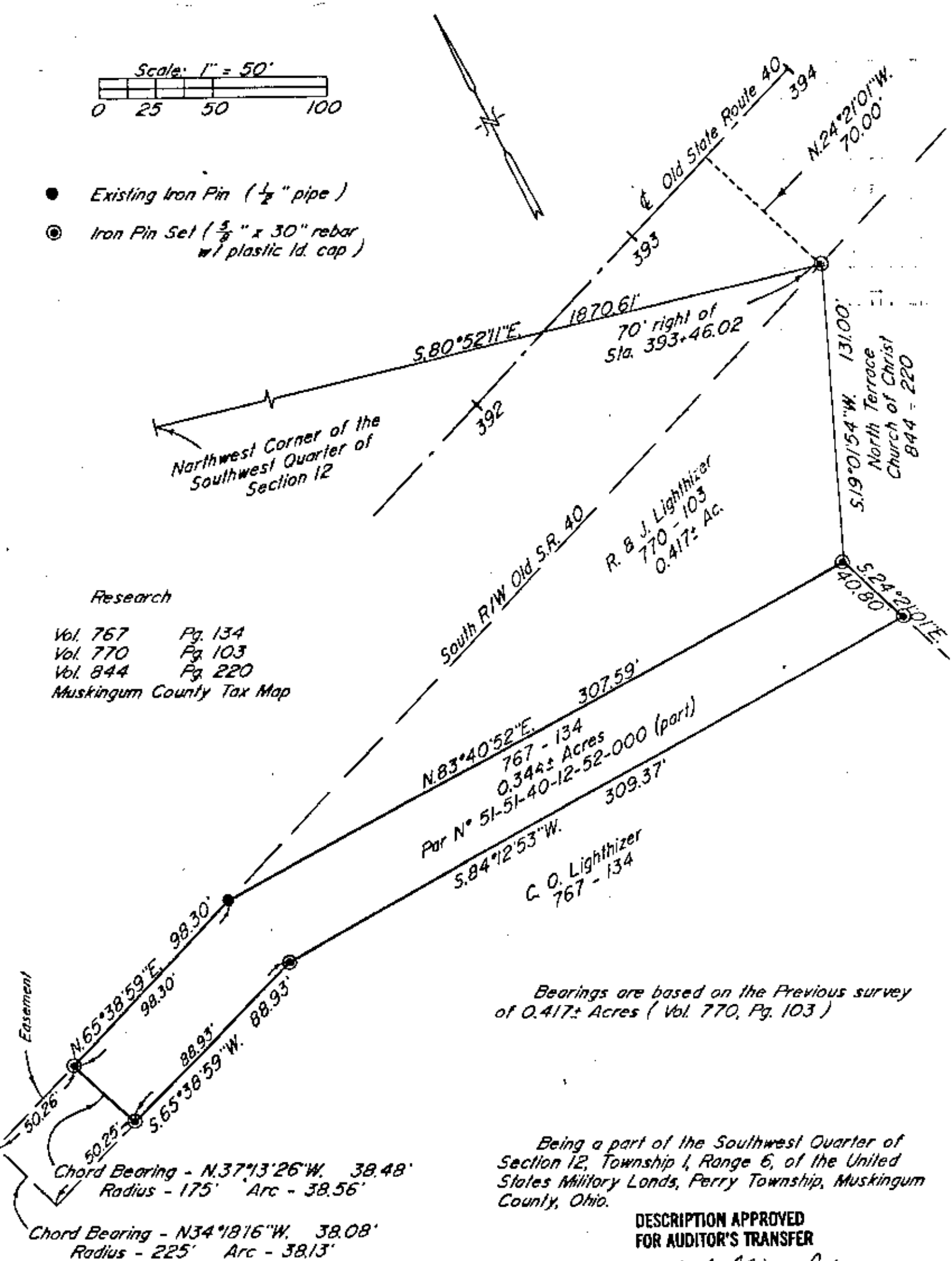


- Existing Iron Pin ($\frac{1}{2}$ " pipe)
- ⊙ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w/ plastic ld. cap)

Northwest Corner of the Southwest Quarter of Section 12

Research

Vol. 767 Pg. 134
Vol. 770 Pg. 103
Vol. 844 Pg. 220
Muskingum County Tax Map



Bearings are based on the Previous survey of 0.417± Acres (Vol. 770, Pg. 103)

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.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Hambl
7-11-88

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct and true by me, this 1st day of July 1988.

W. J. Biedenbach
Reg. Surveyor #5718

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

Drawn by: SDD	Date: 7-01-88
Scale: 1" = 50'	Checked by: SDD
Job N°: 2850	R. Lighthizer