

PS

DESCRIPTION FOR CONVEYANCE
NORMAN J. BOST
AUDITORS PARCEL NUMBER 62-62-10-01-17 (PART)

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 16, RANGE 14,
OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP,
MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE CENTER OF SECTION 3; THENCE SOUTH 88
DEGREES 13 MINUTES 01 SECONDS WEST 509.11 FEET TO AN EXISTING IRON PIN (1/2
INCH PIPE), SAID IRON PIN BEING THE NORTHEAST CORNER OF A 40 ACRE TRACT
CONVEYED TO NORMAN J. BOST BY DEED RECORDED IN VOLUME 562, PAGE 89 OF THE
MUSKINGUM COUNTY DEED RECORDS, SAID POINT ALSO BEING THE PLACE OF BEGINNING
OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE WITH THE EAST LINE OF
THE SAID BOST TRACT SOUTH 00 DEGREES 22 MINUTES 44 SECONDS EAST 410.73 FEET
TO AN IRON PIN SET; THENCE NORTH 83 DEGREES 29 MINUTES 12 SECONDS WEST
301.23 FEET TO AN IRON PIN SET; THENCE SOUTH 00 DEGREES 22 MINUTES 44
SECONDS EAST 1065.64 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE
NORTHWEST CORNER OF A TRACT CONVEYED TO FRANK E. COLCHER BY DEED RECORDED
IN VOLUME 889, PAGE 224 OF THE SAID COUNTY RECORDS; THENCE WITH THE WEST
LINE OF SAID COLCHER TRACT, SOUTH 10 DEGREES 03 MINUTES 40 SECONDS WEST
222.31 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 34 (RIDGE ROAD),
PASSING AN EXISTING IRON PIN (5/8 INCH REBAR-BENT) AT 197.00 FEET; THENCE
WITH THE SAID ROAD NORTH 73 DEGREES 26 MINUTES 00 SECONDS WEST 197.00 FEET;
THENCE LEAVING THE SAID ROAD NORTH 05 DEGREES 50 MINUTES 38 SECONDS EAST
334.00 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 23.50 FEET;
THENCE NORTH 15 DEGREES 18 MINUTES 57 SECONDS WEST 61.92 FEET TO AN IRON
PIN SET; THENCE NORTH 65 DEGREES 22 MINUTES 10 SECONDS WEST 265.65 FEET TO
AN EXISTING IRON PIN (1/2 INCH PIPE-BENT) AT THE NORTHEAST CORNER OF A
TRACT CONVEYED TO LOIS BOST BY DEED RECORDED IN VOLUME 878, PAGE 334 OF THE
SAID COUNTY RECORDS; THENCE WITH THE NORTH LINE OF SAID TRACT SOUTH 77
DEGREES 04 MINUTES 15 SECONDS WEST 208.71 FEET TO AN EXISTING IRON PIN (1/2
INCH PIPE); THENCE WITH THE WEST LINE OF THE ABOVE MENTIONED NORMAN J. BOST
TRACT, NORTH 12 DEGREES 55 MINUTES 45 SECONDS WEST 1153.13 FEET TO A WOOD
POST; THENCE WITH THE NORTH LINE OF THE SAID TRACT NORTH 88 DEGREES 48
MINUTES 38 SECONDS EAST 1202.69 FEET TO THE PLACE OF BEGINNING.

CONTAINING 25.154 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-
OF-WAY OF COUNTY ROAD 34 AND ALL OTHER APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE NORMAN J. BOST PROPERTY BY
W. J. BIEDENBACH AND ASSOCIATES AND DATED AUGUST 26, 1977.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE ABOVE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 30TH DAY OF MARCH 1992
BASED ON THE PREVIOUS SURVEY DATED AUGUST 26, 1977 AND FROM AN ACTUAL FIELD
SURVEY COMPLETED BY ME, THE 26TH DAY OF MARCH 1992.

W. J. BIEDENBACH
REGISTERED SURVEYOR 5718



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Nambé
4-01-92

D3444D-4 BOST

N.88°48'38"E. 1202.69'

S.88°13'01"W. 509.11'

Center of Section 3

N.12°55'45"W. 1153.13'

Norman J. Bost
Vol. 562, Pg. 89
25.154± Acres
Par N° 62-62-10-01-17-000 (part)

Norman J. Bost
Vol. 562, Pg. 89
7.315± Acres
Par N° 62-62-10-01-17-000 (part)

L. Bost
Vol. 878, Pg. 334
0.934± Acres

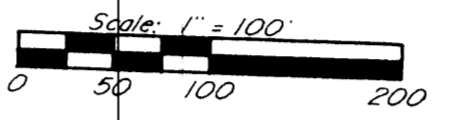
J. & D. Bolyard
Vol. 834, Pg. 290
0.974± Ac.

N. Bost
Vol. 562, Pg. 89
1.871± Acres

Co. Rd. 34 (Ridge Rd.)

F. E. Colcher
Vol. 889, Pg. 224
0.865± Ac.

J. Bradley
Vol. 791, Pg. 184
0.861± Ac.



- ~ Wood Fence Post
- ▲ ~ Existing Stone
- ~ Existing Iron Pin (1/2" pipe unless otherwise noted)
- ⊙ ~ Iron Pin Set (3/8" x 30" rebar w/ plastic id. cap)

Research
Vol. 562 Pg. 89
Vol. 878 Pg. 334
Vol. 834 Pg. 290
Vol. 889 Pg. 224
Vol. 791 Pg. 184
Muskingum County Tax Map

Bearings are based on the previous survey of the Norman J. Bost property as performed by W.J. Biedenbach & Assoc. dated August 26, 1979.

Being a part of the Southwest Quarter of Section 3, Township 16, Range 14, of the Congress Lands East of the Scioto River, Springfield Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge, information, and belief, the above plat and survey to be correct as prepared by me, this 30th day of March 1992, from an actual field survey completed on the 26th day of March 1992 and a previous survey by me and dated August 26, 1979.

**OFFICE COPY
NOT RECORDABLE**
W.J. Biedenbach
Reg. Surveyor #5718

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER
BY *J.L. Nambh*

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

Drawn by: SDD Date: 3-30-92
Scale: 1" = 100' Checked by: JP