

62-78-01-08-001

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

DESCRIPTION FOR CONVEYANCE
D. AND D. BROCK

250 ROAD ROAD
AD

PARCEL NUMBER 62-62-78-01-08-000 (PART)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST 1775.54 FEET (BY DEED) TO THE EAST RIGHT-OF-WAY LINE OF THE CONRAIL RAILROAD; THENCE ALONG THE SAID EAST LINE SOUTH 10 DEGREES 33 MINUTES 00 SECONDS EAST 816.00 FEET (BY DEED) TO A POINT AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO N. L. GRAHAM AS RECORDED IN DEED VOLUME 1043, PAGE 221 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE LEAVING THE EAST LINE OF SAID RAIL ROAD AND ALSO LEAVING SAID GRAHAM TRACT AND THROUGH TRACTS CONVEYED TO D. AND R. BRILL (DEED VOLUME 1060, PAGE 113) AND T. AND D. GARRETT (DEED VOLUME 703, PAGE 338) SOUTH 20 DEGREES 58 MINUTES 00 SECONDS EAST 103.74 FEET TO AN EXISTING IRON PIN (1 INCH ROD) ON THE SOUTH LINE OF SAID GARRETT TRACT; THENCE ALONG SAID SOUTH LINE NORTH 79 DEGREES 24 MINUTES 02 SECONDS EAST, PASSING AN EXISTING AXLE AT 139.85 FEET, A TOTAL DISTANCE OF 155.35 FEET TO A POINT ON THE LOW WATER MARK OF THE MUSKINGUM RIVER; THENCE LEAVING SAID GARRETT TRACT AND ALONG THE SAID LOW WATER MARK SOUTH 15 DEGREES 00 MINUTES 00 SECONDS EAST 139.40 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING SOUTH 15 DEGREES 00 MINUTES 00 SECONDS EAST 93.00 FEET TO A POINT; THENCE LEAVING SAID LOW WATER MARK AND THRU THE GRANTOR'S TRACT SOUTH 72 DEGREES 37 MINUTES 10 SECONDS WEST, PASSING EXISTING IRON PIN SET (5/8 INCH REBAR) AT 35.99 FEET AND 154.90 FEET, A TOTAL DISTANCE OF 172.04 FEET TO A POINT ON THE ABOVEMENTIONED EAST RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1121.28 FEET (CHORD BEARING NORTH 19 DEGREES 28 MINUTES 13 SECONDS WEST 101.38 FEET) AN ARC DISTANCE OF 101.41 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND THRU THE GRANTOR'S TRACT NORTH 75 DEGREES 17 MINUTES 42 SECONDS EAST, PASSING IRON PINS SET AT 22.10 FEET AND 152.10 FEET, A TOTAL DISTANCE OF 179.80 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.398 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS AND ALSO EXCEPTING AND RESERVING A ROAD RIGHT-OF-WAY TO BE USED IN CONNECTION WITH THE GRANTORS AND ADJOINING LOTS, SUCCESSORS AND ASSIGNS ACROSS THE EXISTING PAVEMENT ON THE WEST END OF SAID DESCRIBED TRACT.

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

BEARINGS ARE BASED ON THE BEARING OF SOUTH 10 DEGREES 33 MINUTES 00 SECONDS EAST ON THE EAST RIGHT-OF-WAY LINE OF CONRAIL RAILROAD (FORMERLY MARIETTA BRANCH OF B. AND D. RAILROAD, VOLUME 524, PAGE 619 AND VOLUME 904, PAGE 288).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 24TH DAY OF JULY 1992.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

W. J. BIEDENBACH
REGISTERED SURVEYOR

BY J. J. Hanks

D3501A-4 D. BROCK

7-28-92

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NOT RECORDABLE

Northwest Corner
Northwest Quarter
Section 5

Bearings are based on the Bearing of
S.10°33'00"E. on the East Right-of-Way Line
of Conrail Railroad. (formerly Marietta Branch
of B & O Railroad, Vol. 524, Pg. 619 & Vol.
904, Pg. 288)



S.10°33'00"E. 816.00' (by deed)
E. East R/W Line Conrail
S.20°58'00"E. 103.74'

N. L. Graham
Vol. 1043, Pg. 221

D. B. R. Brill
Vol. 1060, Pg. 113

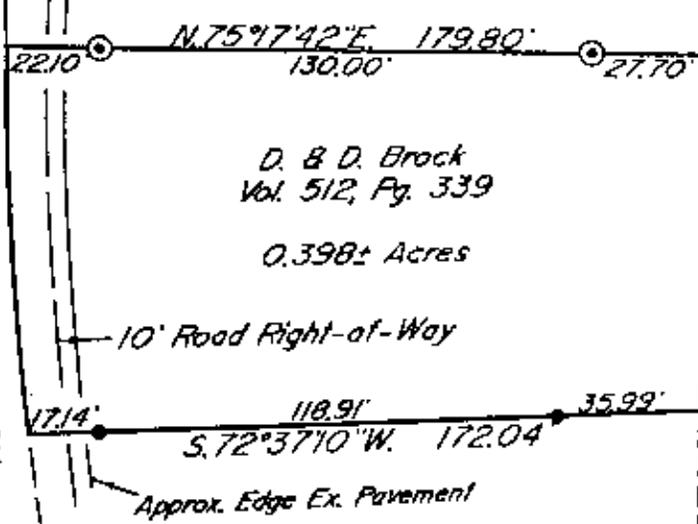
T. B. D. Garrett
Vol. 703, Pg. 338

D. B. D. Brock
Vol. 512, Pg. 339

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

Par N° 62-62-78-01-08-000 (part)

E. & Conrail Railroad
N.19°28'13"W. 101.38'
Radius 1121.28' Arc 101.41'



D. B. D. Brock
Vol. 512, Pg. 339

0.398± Acres

MUSKINGUM RIVER

Research

- Vol. 512 Pg. 339
- Vol. 703 Pg. 338
- Vol. 1060 Pg. 113
- Vol. 1043 Pg. 221
- Vol. 1060 Pg. 89
- Muskingum County Tax Map

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY W. J. Biedenbach
7-28-92

Being a part of the Northwest Quarter of
Section 5, Township 11, Range 13, 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 and prepared by me, this 25th day
of July 1992. The survey was completed
on the 23rd day of July 1992.

W. J. Biedenbach
W. J. Biedenbach

W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 7-25-92
Scale: 1" = 50'	Checked by: JH

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