

2528 ROR Lock 12

W. J. BIEDENBACH & ASSOC. 6144537946

P. 01

*BRION COFFMAN*

W. J. BIEDENBACH AND ASSOCIATES  
SURVEYING AND MAPPING  
3120 LISA LANE, ZANESVILLE, OHIO 43701  
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DESCRIPTION FOR CONVEYANCE

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 11, RANGE 13, 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 5 SOUTH 87 DEGREES 26 MINUTES 00 SECONDS EAST 1775.54 FEET (BY DEED) TO THE EAST RIGHT-OF-WAY LINE OF THE CONRAIL RAIL ROAD; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RAIL ROAD SOUTH 10 DEGREES 33 MINUTES 00 SECONDS EAST 766 FEET (BY DEED) TO THE PLACE OF BEGINNING; THENCE NORTH 79 DEGREES 27 MINUTES 00 SECONDS EAST 170.00 FEET TO THE LOW WATER MARK OF THE MUSKINGUM RIVER, PASSING 5/8 INCH REBAR SET AT 20.00 FEET AND 151.50 FEET; THENCE ALONG THE SAID LOW WATER MARK SOUTH 10 DEGREES 33 MINUTES 00 SECONDS EAST 50.00 FEET; THENCE SOUTH 79 DEGREES 27 MINUTES 00 SECONDS WEST 170.00 FEET TO THE EAST RIGHT-OF-WAY OF SAID CONRAIL RAIL ROAD, PASSING 5/8 INCH REBAR SET AT 19.50 FEET AND 150 FEET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RAIL ROAD NORTH 10 DEGREES 33 MINUTES 00 SECONDS WEST 50.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.195 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS EXCEPTING AND RESERVING A 10 FOOT RIGHT-OF-WAY TO BE USED IN CONNECTION WITH THE GRANTORS AND ADJACENT LOTS, SUCCESSORS AND ACROSS THE WEST END OF SAID DESCRIBED TRACT.

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

AUDITOR'S PARCEL NUMBER 62-62-78-01-11 (ALL)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY AND DESCRIPTION TO BE CORRECT AS SURVEYED BY ME, THIS 15TH DAY OF FEBRUARY 1986.

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



D2368 D. GRAHAM

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY *J. J. Rank*  
10-10-90

NORTHWEST CORNER  
OF NORTHWEST QTR.  
OF SECTION 5.

BEARINGS ARE BASED ON THE DEED BEARING OF  
S. 10° 33' E. ON THE EAST LINE OF CONRAIL R.R. R/W  
(FORMERLY MARIETTA BRANCH OF B & O RR.) — D.B.  
VOL. 524 PG. 619 & VOL. 904 PG. 288

- — EXISTING IRON PIN
- ⊙ — IRON PIN SET — 5/8" x 30" REBAR WITH PLASTIC IDENTIFICATION CAPS



VOL. 516 PG. 923

CONRAIL RAILROAD

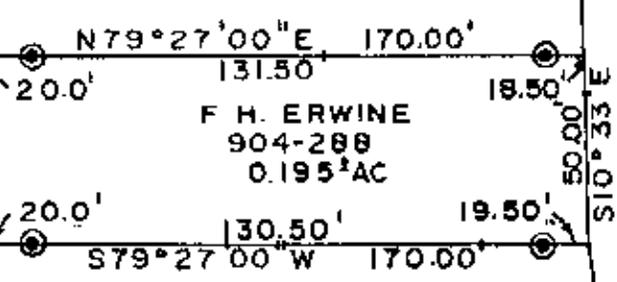
R.R. RIGHT-OF-WAY N 10° 33' W 50.00'

S 10° 33' E 766' (DEED)

F. E. B I. K. FRECKER  
VOL. 524 PG. 619

10' ROAD RIGHT-OF-WAY

M. J. RODONSKY  
VOL. 729 PG. 127



F. H. ERWINE  
904-288  
0.195 AC

JAMES OAWKINS  
VOL. 804 PG. 62



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. J. Nambh  
10-10-90

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 11,  
RANGE 13, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

I HEREBY CERTIFY THE ABOVE PLAT AND SURVEY TO BE CORRECT, TO THE  
BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED BY ME THIS 1st DAY OF  
MAY 1986.

**OFFICE COPY**  
**NOT RECORDED**  
REG. SURVEYOR # 5718



PAR 62-62-78-01-11 (ALL)

**W. J. BIEDENBACH & ASSOC.**  
Surveying & Mapping  
3120 Lisa Ln. Zanesville, Ohio 43701  
(614) 453-4850

Drawn by SD	Date 4/30/86
Scale 1" = 50'	Checked by <u>JD</u>
Job No 2368 5144537946	D. GRAHAM PAGE 002