

70-55-03-05

45 RICHARDS RD

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

DESCRIPTION FOR CONVEYANCE  
PARCEL NUMBER 71-70-55-03-05-000 (ALL)

BEING A PART OF THE SOUTHEAST QUARTER OF QUARTER TOWNSHIP 3,  
TOWNSHIP 1, RANGE 7, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO  
AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER  
OF SECTION 4 OF TOWNSHIP 12, RANGE 13, WAYNE TOWNSHIP; THENCE  
NORTH 85 DEGREES 07 MINUTES 00 SECONDS WEST 1267.44 FEET ALONG THE  
NORTH LINE OF WAYNE TOWNSHIP; THENCE NORTH 04 DEGREES 49 MINUTES  
00 SECONDS EAST 182.42 FEET TO AN IRON PIN SET SAID POINT BEING THE  
PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;  
THENCE NORTH 49 DEGREES 22 MINUTES 56 SECONDS WEST 87.02 FEET  
ALONG THE NORTH LINE OF A TRACT CONVEYED TO C. M. BROWN BY DEED  
VOLUME 549 PAGE 435 OF THE MUSKINGUM COUNTY DEED RECORDS TO AN  
IRON PIN SET, SAID POINT BEING NORTH 80 DEGREES 07 MINUTES 39  
SECONDS EAST 36.22 FEET FROM AN EXISTING ONE INCH AXLE; THENCE  
NORTH 80 DEGREES 07 MINUTES 39 SECONDS EAST 84.00 FEET ALONG THE  
SOUTH LINE OF A TRACT CONVEYED TO S. POTEETE BY DEED VOLUME 890  
PAGE 10 OF SAID COUNTY RECORDS TO AN EXISTING 1/4 INCH I.D. PIPE ON  
THE WEST LINE OF OLD RICHARDS ROAD (BY DEED); THENCE SOUTH 10  
DEGREES 29 MINUTES 53 SECONDS EAST 46.00 FEET ALONG SAID WEST LINE  
TO AN IRON PIN SET AT THE INTERSECTION OF SAID WEST LINE AND THE  
NORTH LINE OF WHIRLING AVENUE (BY DEED); THENCE SOUTH 44 DEGREES  
10 MINUTES 01 SECOND WEST 36.00 FEET ALONG SAID NORTH LINE TO THE  
PLACE OF BEGINNING.

CONTAINING 0.080 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE  
EASEMENTS.

BEARINGS ARE BASED ON AN ASSUMED BEARING OF NORTH 85 DEGREES  
07 MINUTES 00 SECONDS WEST ON THE NORTH LINE OF SECTION 4 OF  
WAYNE TOWNSHIP. ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR  
WITH PLASTIC IDENTIFICATION CAPS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS  
SURVEY AND DESCRIPTION TO BE CORRECT AS SURVEYED BY ME, 23RD DAY  
OF APRIL, 1987.

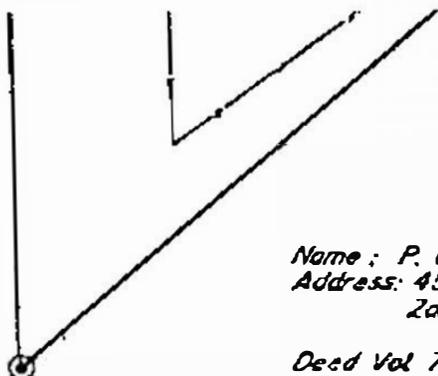
OFFICE COPY  
NOT RECORDED  
W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718



D2607 FINDEISS

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. J. [Signature]  
5-18-87



Name: P. Covert  
Address: 45 Richards Road  
Zanesville, Ohio 43701  
Deed Vol 725 Pg. 193

3, Township 1, Range 7, Washington Township, Muskingum  
County, Ohio

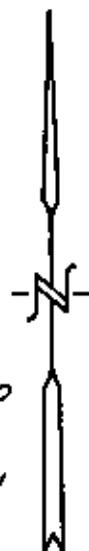
W. J. Biedenbach  
W. J. Biedenbach  
Reg. Surveyor #5718

W. J. BIEDENBACH & ASSOC SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: AB	Date: 04-22-87
Scale: 1"=40'	Checked by:
Job N° 2607	Findeiss

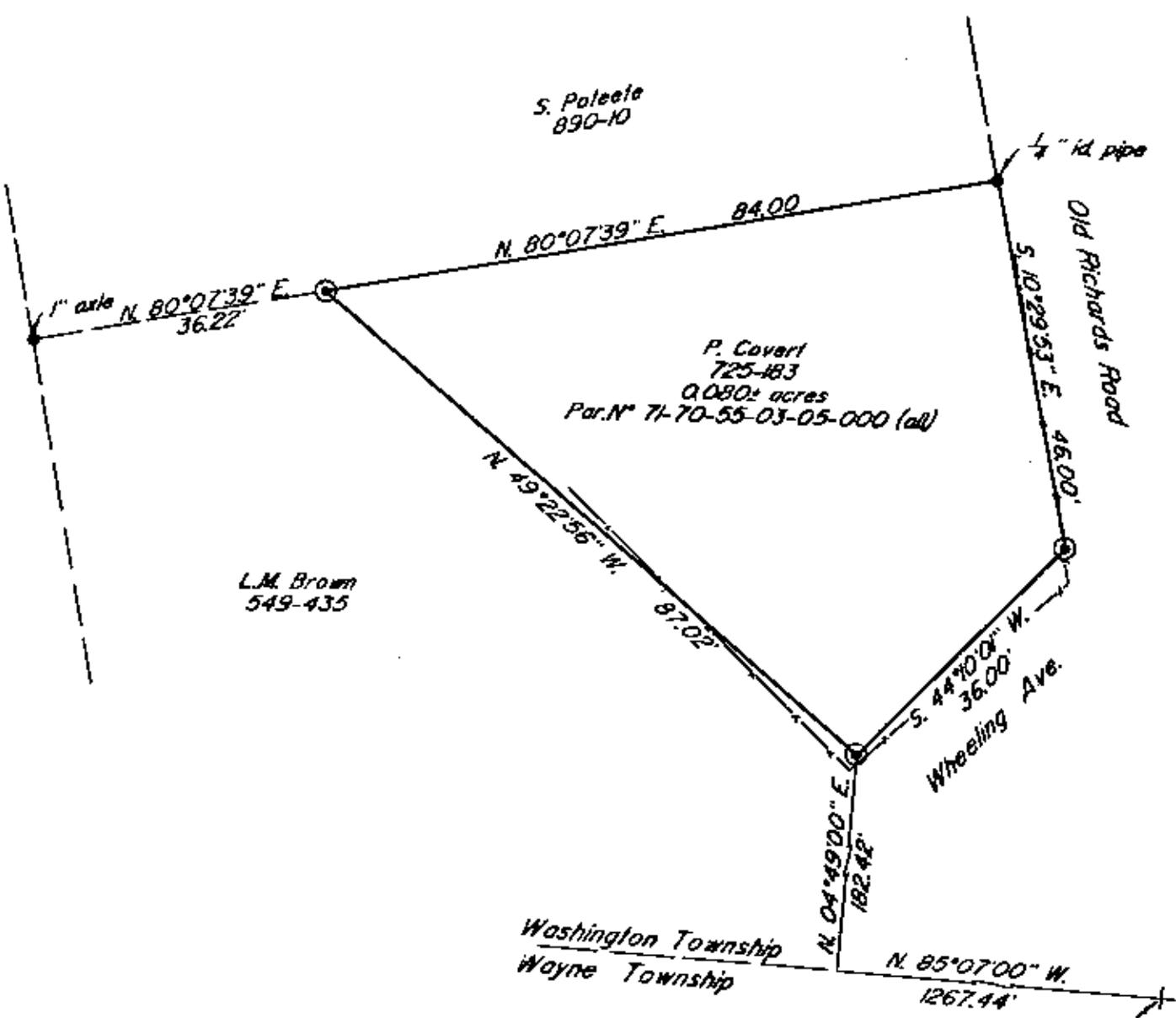
Being a part of the southeast Quarter of Quarter Township 3, Township 4, Range 7, Washington Township, Muskingum County, Ohio.

Bearings are based on an assumed bearing of N. 85°07'00" W. on the north line of Section 4, Township 12, Range 13, Wayne Township.

References:  
 Deed Vol. 725 Pg. 183  
 Deed Vol. 890 Pg. 10  
 Deed Vol. 756 Pg. 87  
 Deed Vol. 776 Pg. 129  
 USGS map  
 Muskingum County tax map



- ⊙ iron pin set  
 1/2" x 30" rebar w/ plastic 1  
 id cap)
- iron pin found



DESCRIPTION APPROVED  
 FOR AUDITOR'S TRANSFER

BY J. Y. Gamble  
 5-18-87

NE Corner of  
 the N.W. Qtr. of  
 Section 4, T-12, R-13  
 Wayne Township

I hereby certify to the best of my knowledge and belief the  
 above plat and survey to be correct as surveyed by me,  
 this 27<sup>th</sup> day of April 1987.

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



<b>W. J. BIEDENBACH &amp; ASSOC.</b> Surveying & Mapping 3120 Lisa Ln. Zanesville, Ohio 43701 (614) 453-4850	
Drawn by AB	Date 4-22-87
Scale 1"=20'	Checked by JS
Job No. 2017	DATE 05