

06-30-12-04
ADDRESS N/A

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

DESCRIPTION FOR CONVEYANCE
PARCEL NUMBER 06-06-30-12-04-000 (ALL)

BEING A PART OF THE EAST HALF OF SECTION 12, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING STONE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12; THENCE WITH THE WEST LINE OF THE NORTHEAST QUARTER, NORTH 00 DEGREES 37 MINUTES 59 SECONDS WEST, PASSING AN IRON PIN SET AT 2027.76 FEET, A TOTAL DISTANCE OF 2117.76 FEET TO A POINT IN THE CENTER OF RIDGEVIEW ROAD, SAID POINT BEING SOUTH 00 DEGREES 37 MINUTES 59 SECONDS EAST 448.24 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE WITH THE CENTER OF SAID ROAD THE NEXT TWELVE COURSES AND DISTANCES:

- 1) NORTH 67 DEGREES 27 MINUTES 27 SECONDS EAST 123.32 FEET TO A POINT,
- 2) NORTH 69 DEGREES 53 MINUTES 26 SECONDS EAST 119.39 FEET TO A POINT,
- 3) NORTH 73 DEGREES 31 MINUTES 29 SECONDS EAST 49.53 FEET TO A POINT,
- 4) NORTH 86 DEGREES 25 MINUTES 25 SECONDS EAST 43.19 FEET TO A POINT,
- 5) SOUTH 72 DEGREES 58 MINUTES 33 SECONDS EAST 38.51 FEET TO A POINT,
- 6) SOUTH 45 DEGREES 08 MINUTES 53 SECONDS EAST 43.22 FEET TO A POINT,
- 7) SOUTH 35 DEGREES 30 MINUTES 23 SECONDS EAST 93.03 FEET TO A POINT,
- 8) SOUTH 45 DEGREES 50 MINUTES 03 SECONDS EAST 134.63 FEET TO A POINT,
- 9) SOUTH 49 DEGREES 46 MINUTES 03 SECONDS EAST 50.15 FEET TO A POINT,
- 10) SOUTH 54 DEGREES 42 MINUTES 34 SECONDS EAST 50.96 FEET TO A POINT,
- 11) SOUTH 67 DEGREES 40 MINUTES 38 SECONDS EAST 77.25 FEET TO A POINT,
- 12) SOUTH 72 DEGREES 46 MINUTES 57 SECONDS EAST 80.85 FEET TO A POINT

AT THE INTERSECTION OF COUNTY ROAD 79 (WION RIDGE ROAD); THENCE WITH THE CENTER OF COUNTY ROAD 79 (WION RIDGE ROAD) THE NEXT EIGHTEEN COURSES AND DISTANCES:

- 1) SOUTH 03 DEGREES 48 MINUTES 43 SECONDS WEST, PASSING AN IRON PIN SET AT 36.83 FEET, A TOTAL DISTANCE OF 183.85¹⁵ FEET TO A POINT, SAID POINT BEING NORTH 85 DEGREES 05 MINUTES 02 SECONDS WEST 18.00 FEET FROM AN IRON PIN SET,
- 2) SOUTH 02 DEGREES 53 MINUTES 41 SECONDS WEST 210.26 FEET TO A POINT,
- 3) SOUTH 07 DEGREES 06 MINUTES 32 SECONDS WEST 113.31 FEET TO A POINT,
- 4) SOUTH 10 DEGREES 52 MINUTES 21 SECONDS WEST 148.37 FEET TO A POINT,
- 5) SOUTH 12 DEGREES 23 MINUTES 58 SECONDS WEST 71.54 FEET TO A POINT,
- 6) SOUTH 16 DEGREES 39 MINUTES 55 SECONDS WEST 70.44 FEET TO A POINT,
- 7) SOUTH 19 DEGREES 44 MINUTES 24 SECONDS WEST 63.82 FEET TO A POINT,
- 8) SOUTH 11 DEGREES 42 MINUTES 44 SECONDS WEST 51.67 FEET TO A POINT,
- 9) SOUTH 05 DEGREES 26 MINUTES 47 SECONDS EAST 43.09 FEET TO A POINT, SAID POINT BEING NORTH 82 DEGREES 46 MINUTES 47 SECONDS EAST 17.59 FEET FROM AN IRON PIN SET,
- 10) SOUTH 19 DEGREES 07 MINUTES 22 SECONDS EAST 46.95 FEET TO A POINT,
- 11) SOUTH 25 DEGREES 20 MINUTES 02 SECONDS EAST 146.64 FEET TO A POINT,²⁵
- 12) SOUTH 31 DEGREES 03 MINUTES 35 SECONDS EAST 49.15 FEET TO A POINT,
- 13) SOUTH 40 DEGREES 17 MINUTES 14 SECONDS EAST 42.32 FEET TO A POINT,
- 14) SOUTH 52 DEGREES 41 MINUTES 12 SECONDS EAST 46.92 FEET TO A POINT,
- 15) SOUTH 57 DEGREES 13 MINUTES 02 SECONDS EAST 45.14 FEET TO A POINT,
- 16) SOUTH 52 DEGREES 39 MINUTES 23 SECONDS EAST 55.29 FEET TO A POINT,
- 17) SOUTH 44 DEGREES 49 MINUTES 19 SECONDS EAST 57.35 FEET TO A POINT,

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18) SOUTH 43 DEGREES 04 MINUTES 13 SECONDS EAST 43.92 FEET TO A POINT, SAID POINT BEING SOUTH 82 DEGREES 18 MINUTES 43 SECONDS WEST 28.86 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH LINE OF A PREVIOUSLY SURVEYED 74.588 MORE OR LESS ACRE TRACT CONVEYED TO R. WILSON AS RECORDED IN DEED VOLUME 1064, PAGE 408 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE CONTINUING ALONG SAID ROAD AND WITH SAID WILSON TRACT THE NEXT FOUR COURSES AND DISTANCES:

1) SOUTH 39 DEGREES 51 MINUTES 50 SECONDS EAST 21.49 FEET TO A POINT,
2) SOUTH 34 DEGREES 07 MINUTES 52 SECONDS EAST 54.24 FEET TO A POINT,
3) SOUTH 26 DEGREES 31 MINUTES 06 SECONDS EAST 54.21 FEET TO A POINT,
4) SOUTH 21 DEGREES 03 MINUTES 24 SECONDS EAST 81.17 FEET TO A POINT;
THENCE LEAVING SAID ROAD AND CONTINUING ALONG THE NORTH LINE OF SAID WILSON TRACT SOUTH 43 DEGREES 14 MINUTES 24 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 23.44 FEET, A TOTAL DISTANCE OF 163.55 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 77 DEGREES 16 MINUTES 54 SECONDS WEST 759.92 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 58 DEGREES 12 MINUTES 17 SECONDS WEST 101.70 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 38 DEGREES 38 MINUTES 34 SECONDS WEST 141.09 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE WITH THE SAID WEST LINE NORTH 01 DEGREES 03 MINUTES 05 SECONDS WEST 92.55 FEET TO THE PLACE OF BEGINNING.

CONTAINING 35.044 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF RIDGEVIEW ROAD AND COUNTY ROAD 79 (WION RIDGE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE NORTH LINE OF THE PREVIOUS SURVEY OF 74.588 MORE OR LESS ACRES AS CONVEYED TO R. WILSON RECORDED IN DEED VOLUME 1064, PAGE 408 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 23RD DAY OF OCTOBER 1992.

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

D3549-R. MITCHELL

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

J. J. Hambl
10-27-92

OFFICE COPY
NOT RECORDABLE

Muskingum County Engineer - Tax Map Dept.
Court House, Zanesville, Ohio 43701

JOB NUMBER: 1

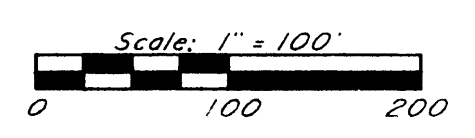
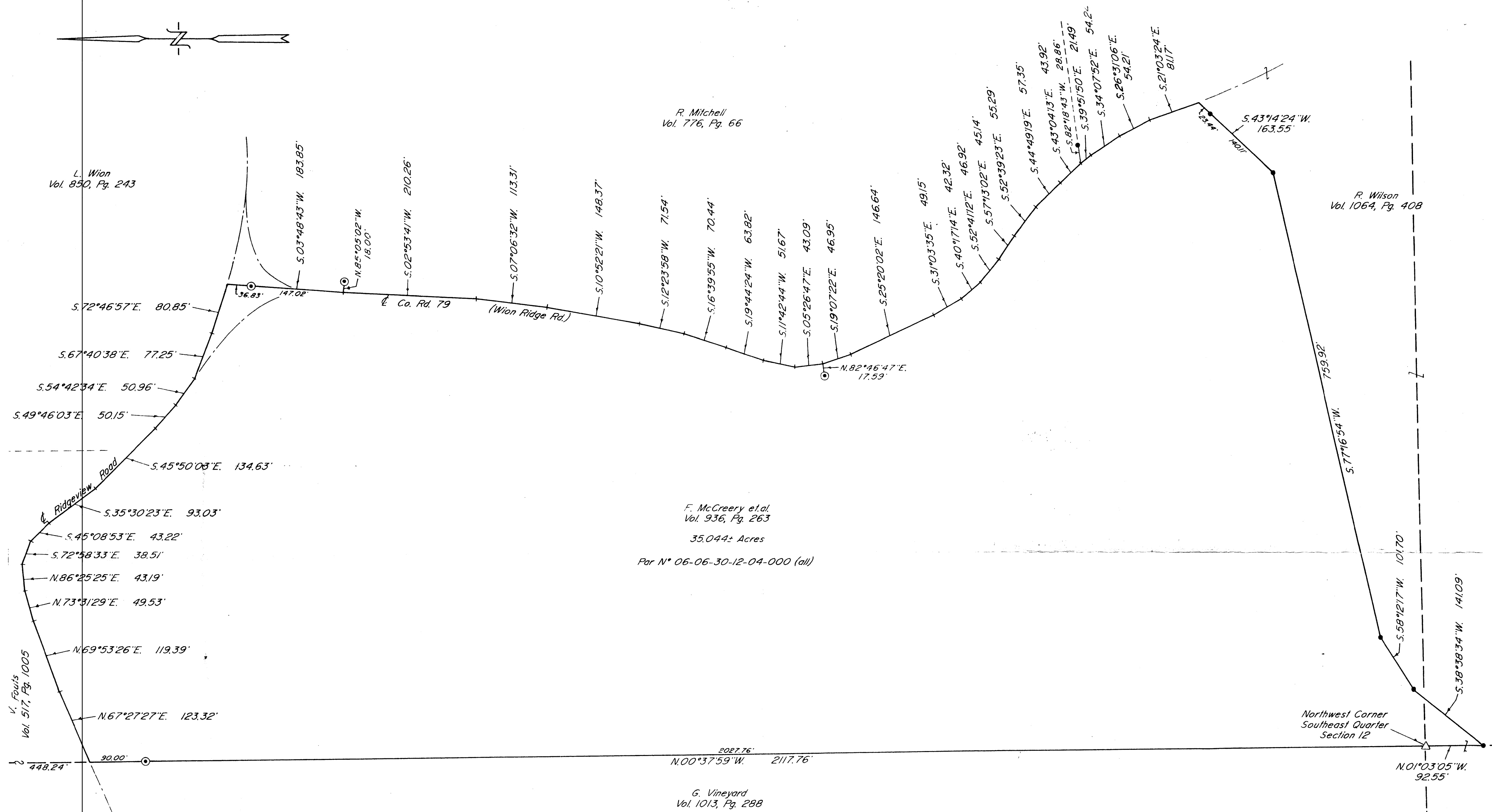
10-27-1992

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MISC COMP'S

SPN.ID: 35.044 AC

FROM	BEARING	DISTANCE	TO	NORTHING	EASTING
			1	5000.0000	5000.0000
1	N 00 37 59.0 W	2117.7600	2	7117.6307	4976.6015
2	N 67 27 27.0 E	123.3200	3	7164.9078	5090.4993
3	N 69 53 26.0 E	119.3900	4	7205.9558	5202.6110
4	N 73 31 29.0 E	49.5300	5	7220.0026	5250.1074
5	N 86 25 25.0 E	43.1900	6	7222.6967	5293.2133
6	S 72 58 33.0 E	38.5100	7	7211.4219	5330.0359
7	S 45 08 53.0 E	43.2200	8	7180.9399	5360.6759
8	S 35 30 23.0 E	93.0300	9	7105.2087	5414.7071
9	S 45 50 03.0 E	134.6300	10	7011.4070	5511.2808
10	S 49 46 03.0 E	50.1500	11	6979.0155	5549.5668
11	S 54 42 34.0 E	50.9600	12	6949.5748	5591.1620
12	S 67 40 38.0 E	77.2500	13	6920.2334	5662.6228
13	S 72 46 57.0 E	80.8500	14	6896.3018	5739.8497
14	S 03 48 43.0 W	183.8500	15	6712.8585	5727.6270
15	S 02 53 41.0 W	210.2600	16	6502.8668	5717.0087
16	S 07 06 32.0 W	113.3100	17	6390.4279	5702.9860
17	S 10 52 21.0 W	148.3700	18	6244.7212	5674.9998
18	S 12 23 58.0 W	71.5400	19	6174.8499	5659.6383
19	S 16 39 55.0 W	70.4400	20	6107.3686	5639.4376
20	S 19 44 24.0 W	63.8200	21	6047.2990	5617.8822
21	S 11 42 44.0 W	51.6700	22	5996.7048	5607.3934
22	S 05 26 47.0 E	43.0900	23	5953.8093	5611.4832
23	S 19 07 22.0 E	46.9500	24	5909.4501	5626.8638
24	S 25 20 02.0 E	146.6400	25	5776.9125	5689.6099
25	S 31 03 35.0 E	49.1500	26	5734.8092	5714.9679
26	S 40 17 14.0 E	42.3200	27	5702.5269	5742.3329
27	S 52 41 12.0 E	46.9200	28	5674.0853	5779.6499
28	S 57 13 02.0 E	45.1400	29	5649.6440	5817.6004
29	S 52 39 23.0 E	55.2900	30	5616.1054	5861.5566
30	S 44 49 19.0 E	57.3500	31	5575.4270	5901.9830
31	S 43 04 13.0 E	43.9200	32	5543.3427	5931.9757
32	S 39 51 50.0 E	21.4900	33	5526.8477	5945.7501
33	S 34 07 52.0 E	54.2400	34	5481.9502	5976.1835
34	S 26 31 06.0 E	54.2100	35	5433.4435	6000.3874
35	S 21 03 24.0 E	81.1700	36	5357.6936	6029.5511
36	S 43 14 24.0 W	163.5500	37	5238.5490	5917.5102
37	S 77 16 54.0 W	759.9200	38	5071.2463	5176.2355
38	S 58 12 17.0 W	101.7000	39	5017.6620	5089.7970
39	S 38 38 34.0 W	141.0900	40	4907.4630	5001.6915
40	N 01 03 05.0 W	92.5500	41	4999.9974	4999.9933



- △ ~ Existing Stone
- ~ Existing Iron Pin ($\frac{5}{8}$ " rebar)
- ⊙ ~ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w / plastic id. cap)

Research

Vol. 936	Pg. 263
Vol. 850	Pg. 243
Vol. 776	Pg. 66
Vol. 517	Pg. 1005
Vol. 1064	Pg. 408
Vol. 1013	Pg. 288

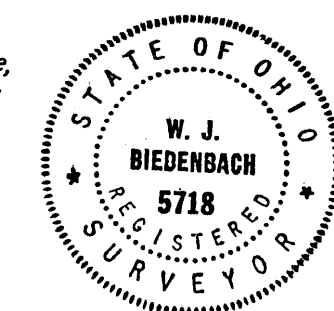
Muskingum County Tax Map

Bearings are based on the north line of the previous survey of 74.588± Acres conveyed to R. Wilson recorded in Deed Volume 1064, Page 408 of the Muskingum County Deed Records.

Being a part of the East Half of Section 12, Township 12, Range 12, of the Congress Lands East of the Scioto River, Blue Rock Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge, information, and belief, that the above plat and survey to be correct as prepared by me this 23rd day of October, 1992.

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



W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 10-23-92
Scale: 1" = 100'	Checked by:
Job N°: 3549	R. Mitchell