

7125 SEALOVER HOLLOW
RD
paid #
08-60-22-08

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

DESCRIPTION FOR CONVEYANCE
WM. H. PLETCHER
AUDITORS NUMBER 08-08-60-22-08 (ALL)

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP
11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER,
BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING
FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF
SECTION 22, SAID POINT BEING IN TOWNSHIP ROAD 140; THENCE
SOUTH 00 DEGREES 23 MINUTES 20 SECONDS EAST 1560.44 FEET
ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER TO A POINT
IN TOWNSHIP ROAD NUMBER 139, PASSING AN EXISTING IRON PIN
(3/4 INCH ID PIPE) AT 1341.64 FEET, AN EXISTING CONCRETE
MONUMENT AT 1379.34 FEET AND AN EXISTING IRON PIN (3/4 INCH
ID PIPE) AT 1545.82 FEET; THENCE WITH THE SAID TOWNSHIP ROAD
139 NORTH 76 DEGREES 44 MINUTES 00 SECONDS WEST 265.65 FEET
TO A POINT; THENCE CONTINUING WITH THE SAID TOWNSHIP ROAD
NORTH 68 DEGREES 41 MINUTES 22 SECONDS WEST 134.12 FEET TO A
POINT; THENCE LEAVING THE SAID ROAD NORTH 25 DEGREES 56
MINUTES 34 SECONDS EAST 184.26 FEET TO A POINT MARKED BY A 15
INCH SYCAMORE TREE, PASSING AN EXISTING IRON PIN (3/4 INCH ID
PIPE) AT 11.25 FEET AND AN IRON PIN SET AT 63.93 FEET; THENCE
NORTH 55 DEGREES 35 MINUTES 26 SECONDS WEST 125.00 FEET TO AN
EXISTING IRON PIN (3/4 INCH ID PIPE), PASSING AN IRON PIN SET
AT 21.31 FEET; THENCE NORTH 02 DEGREES 00 MINUTES 36 SECONDS
EAST 383.41 FEET TO AN EXISTING IRON PIN (3/4 INCH ID PIPE);
THENCE NORTH 01 DEGREES 55 MINUTES 18 SECONDS WEST 176.54
FEET TO AN EXISTING IRON PIN (3/4 INCH ID PIPE); THENCE NORTH
08 DEGREES 30 MINUTES 37 SECONDS EAST 101.91 FEET TO AN
EXISTING IRON PIN (3/4 INCH ID PIPE); NORTH 00 DEGREES 48
MINUTES 03 SECONDS EAST 290.02 FEET TO AN EXISTING IRON PIN
(3/4 INCH ID PIPE); THENCE NORTH 03 DEGREES 36 MINUTES 36
SECONDS WEST 264.72 FEET TO AN EXISTING IRON PIN (3/4 INCH ID
PIPE), ON THE NORTH LINE OF THE ABOVE MENTIONED SOUTHWEST
QUARTER; THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECONDS EAST
385.45 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING
IRON PIN (AXLE) AT 373.95 FEET.

CONTAINING 13.139 MORE OR LESS ACRES (TOTAL), SUBJECT TO ALL
LEGAL ROAD RIGHT-OF-WAY AND ALL OTHER APPLICABLE EASEMENTS.

EXCEPTING THEREFROM 1.147 MORE OR LESS ACRES NOW OWNED BY THE
OHIO POWER COMPANY BY DEED RECORDED IN VOLUME 284 PAGE 637
OF THE MUSKINGUM COUNTY DEED RECORDS, SAID TRACT BEING
FURTHER DESCRIBED AS FOLLOWS:

D3263 FINDEISS

OFFICE COPY
NOT RECORDABLE

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

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE RIVER, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEGINNING AT A POINT ON THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 22, SAID POINT BEING SOUTH 00 DEGREES 23 MINUTES 20 SECONDS EAST 1227.02 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER; THENCE SOUTH 00 DEGREES 23 MINUTES 20 SECONDS EAST 153.27 FEET ALONG THE SAID EAST LINE TO A POINT PASSING AN EXISTING IRON PIN (3/4 INCH ID PIPE) AT 114.62 FEET AND A CONCRETE MONUMENT AT 152.32 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1348.57 FEET (CHORD BEARING SOUTH 80 DEGREES 40 MINUTES 23 SECONDS WEST 105.15 FEET) AN ARC DISTANCE OF 105.18 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 07 DEGREES 05 MINUTES 34 SECONDS EAST 75.00 FEET FROM AN EXISTING CONCRETE MONUMENT SAID CONCRETE MONUMENT BEING ON THE CENTERLINE OF THE OHIO POWER COMPANY LAND AT STATION 8 OVER 18+58.91; THENCE SOUTH 82 DEGREES 54 MINUTES 26 SECONDS WEST 241.14 FEET TO AN IRON PIN SET; THENCE NORTH 07 DEGREES 05 MINUTES 34 SECONDS WEST 35.00 FEET TO AN EXISTING CONCRETE MONUMENT; AT 40 FEET LEFT OF CENTERLINE STATION 8 OVER 21+00.00; THENCE SOUTH 82 DEGREES 54 MINUTES 26 SECONDS WEST 7.00 FEET TO AN IRON PIN SET; THENCE NORTH 25 DEGREES 56 MINUTES 34 SECONDS EAST 120.33 FEET TO A POINT MARKED BY A 15 INCH SYCAMORE TREE; THENCE NORTH 55 DEGREES 35 MINUTES 26 SECONDS WEST 21.31 FEET TO AN IRON PIN SET ON THE NORTH LINE OF THE SAID OHIO POWER COMPANY TRACT; THENCE NORTH 82 DEGREES 54 MINUTES 26 SECONDS EAST 198.50 FEET TO AN IRON PIN SET AT A POINT 75 FEET RIGHT OF STATION 8 OVER 18+58.91; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1198.57 FEET (CHORD BEARING NORTH 80 DEGREES 26 MINUTES 28 SECONDS EAST 103.14 FEET) AN ARC DISTANCE OF 103.17 FEET TO AN IRON PIN SET; THENCE CONTINUING WITH THE CURVE TO THE LEFT HAVING A RADIUS OF 1198.57 FEET (CHORD BEARING NORTH 77 DEGREES 29 MINUTES 49 SECONDS EAST 20.00 FEET) AN ARC DISTANCE OF 20.00 FEET TO THE PLACE OF BEGINNING.

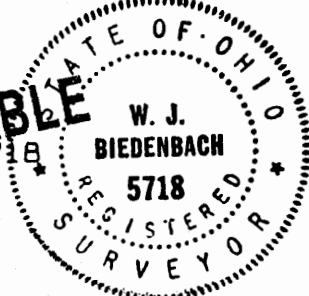
CONTAINING 1.147 MORE OR LESS ACRES.

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

BEARINGS ARE BASED ON THE EAST LINE OF THE PREVIOUS SURVEY OF THE ABOVE DESCRIBED TRACT CONVEYED TO WILLIAM H. PLETCHER BY DEED RECORDED IN VOLUME 673, PAGE 177 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 14TH DAY OF NOVEMBER 1990.

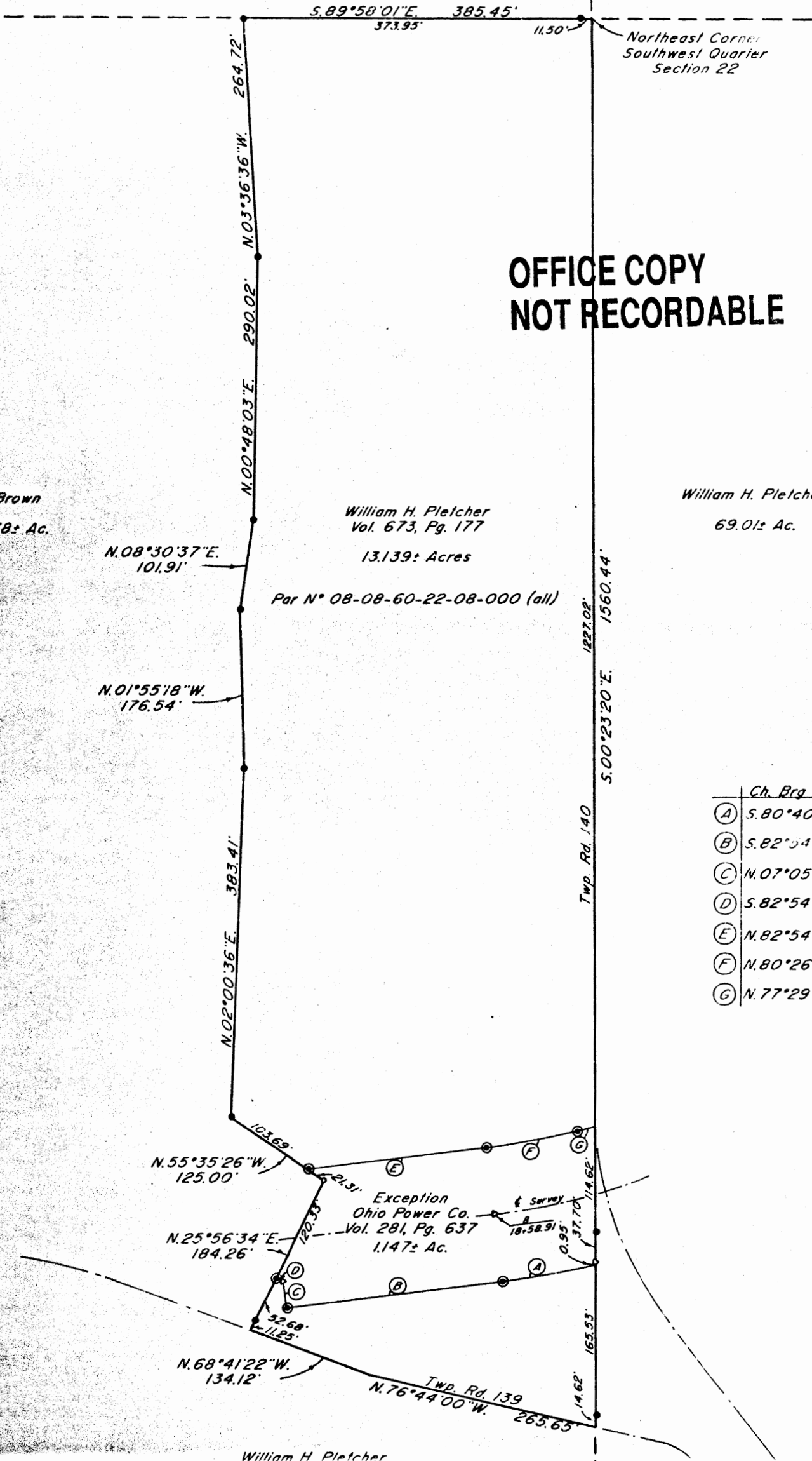
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718



D3263A FINDEISS

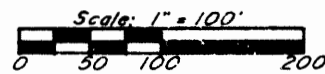
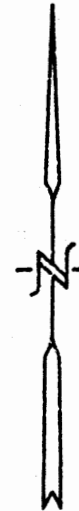
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *J. L. Haulb.*
11-19-90



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NOT RECORDABLE

	Ch. Brg - Dist.	
(A)	S. 80° 40' 23" W. 1	
(B)	S. 82° 54' 26" W. 2	
(C)	N. 07° 05' 34" W. 3	
(D)	S. 82° 54' 26" W. 7	
(E)	N. 82° 54' 26" E. 11	
(F)	N. 80° 26' 28" E. 11	
(G)	N. 77° 29' 49" E. 2	



- ~ 15" Sycamore Tree
- △ ~ Existing Concrete Monument
- ~ Existing Iron Pin ($\frac{3}{4}$ " pipe)
- ⊙ ~ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w/ plastic ld. cap)

Research

Vol. 673 Pg. 177
Vol. 281 Pg. 637
Muskingum County Tax Map

Bearings are based on the East Line of the Previous survey of 13,139+ acres conveyed to William H. Fletcher as recorded in Deed Volume 673, Page 177 of the Muskingum County Deed Records.

	Radius	Arc
105.15'	1198.57'	105.18'
241.14'	—	—
35.00'	—	—
7.00'	—	—
138.50'	—	—
103.14'	1198.57'	103.17'
20.00'	1198.57'	20.00'

Being a part of the Southwest Quarter of Section 22, Township 11, Range 13, of the Congress Lands East of the Scioto River, Brush Creek Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge and belief that the above plat and survey to be correct as prepared and approved this 14th day of November 1994.

W. J. Biedenbach
Reg. No. 5718



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Hambl
11-19-94

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

Drawn by: SDD	Date: 11-14-94
Scale: 1" = 100'	Checked by:
Job N°: 3263	Findings Repl:

*Northeast Corner
Southwest Quarter
Section 22*

William H. Pletcher
Vol. 673, Pg. 177
13.139± Acres

N. 08°30'37"E
101.91' —

N. 01°55'18"W.
176.54' —

1227.02° 5.00°23'20"E. 1560.44°

Two. Rd. 140

	<i>Ch. Brg. - Dist.</i>	<i>Radius</i>	<i>Arc</i>
(A)	S. 80° 40' 23" W. 105.15'	1348.57'	105.18'
(B)	S. 82° 54' 26" W. 241.14'	—	—
(C)	N. 07° 05' 34" W. 35.00'	—	—
(D)	S. 82° 54' 26" W. 7.00'	—	—
(E)	N. 82° 54' 26" E. 198.50'	—	—
(F)	N. 80° 26' 28" E. 103.14'	1198.57'	103.17'
(G)	N. 77° 29' 49" E. 20.00'	1198.57'	20.00'

N. 55° 35' 26" W.
125.00'

N. 25° 56' 34" E. -
184.26'

N. 68° 41' 22" W.
134.12' -

Exception
Ohio Power Co. -
Vol. 281, Pg. 637
1147+ Ac.

TWP. Rd. 139
N. 76° 44' 00" W.

William H. Pletcher