

LAZY ACRES FARM, INC.
VOLUME 845, PAGE 279
PARCEL NUMBER 20-20-60-17-30-000 (PART)

20-60-17-30-011
~~614 River Rd. Waverly~~
ADDRESS N/A

BEING A PART OF THE FRACTIONAL SECTION 17, TOWNSHIP 12, RANGE 12,
OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HARRISON TOWNSHIP,
MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (1/2 INCH REBAR-BENT) AT THE
NORTHWEST CORNER OF LOT NUMBER ONE OF MERRIAM NUMBER TWO AS
RECORDED IN PLAT BOOK 13, PAGE 71 OF THE MUSKINGUM COUNTY DEED
RECORDS; THENCE WITH THE WEST LINE OF A 1.82 MORE OR LESS ACRE
TRACT CONVEYED TO VIOLET A. MAYLE BY DEED RECORDED IN VOLUME 891,
PAGE 177 AND THE WEST LINE OF A 1.107 MORE OR LESS ACRE TRACT
CONVEYED TO ERNEST MAYLE BY DEED RECORDED IN VOLUME 949, PAGE 97
OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 16 DEGREES 11 MINUTES
05 SECONDS EAST 880.70 FEET TO AN IRON PIN SET AT THE SOUTHWEST
CORNER OF A 1.72 MORE OR LESS ACRE TRACT CONVEYED TO WANDA ROSS BY
DEED RECORDED IN VOLUME 854, PAGE 301 OF THE SAID COUNTY RECORDS,
PASSING AN EXISTING IRON PIN (1/2 INCH REBAR-BENT) AT 307.59 FEET
AND IRON PINS SET AT 615.18 FEET AND 717.71 FEET; THENCE WITH THE
WEST LINE OF THE SAID ROSS TRACT, NORTH 08 DEGREES 19 MINUTES 38
SECONDS EAST 332.17 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR),
SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN
INTENDED TO BE DESCRIBED; THENCE NORTH 85 DEGREES 54 MINUTES 00
SECONDS WEST 200.00 FEET TO AN IRON PIN SET; THENCE NORTH 04
DEGREES 06 MINUTES 00 SECONDS EAST 229.89 FEET TO AN IRON PIN SET,
ON THE NORTH LINE OF THE TRACT CONVEYED TO LAZY ACRE FARM, INC. BY
DEED RECORDED IN VOLUME 845, PAGE 279 OF THE SAID COUNTY RECORDS;
THENCE WITH THE SAID NORTH LINE, SOUTH 85 DEGREES 54 MINUTES 00
SECONDS EAST 200.00 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR),
PASSING AN EXISTING IRON PIN (1/2 INCH REBAR) AT 181.42 FEET AT
THE SOUTHWEST CORNER OF LOT NUMBER ONE OF MERRIAM RIVER LOTS AS
RECORDED IN DEED BOOK VOLUME 596, PAGE 76 OF THE SAID COUNTY
RECORDS; THENCE WITH THE WEST LINE OF A 1.50 MORE OR LESS ACRE
TRACT, SOUTH 04 DEGREES 06 MINUTES 00 SECONDS WEST 229.89 FEET TO
THE PLACE OF BEGINNING.

CONTAINING 1.056 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE
EASEMENTS

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC
IDENTIFICATION CAPS (BIEDENBACH PS5718, PS6923).

BEARINGS ARE BASED ON THE SOUTH LINE OF THE 102.422 MORE OR LESS
ACRES CONVEYED TO G. AND E. DEARTH BY DEED RECORDED IN VOLUME
1091, PAGE 185 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 16TH DAY OF
JUNE 1995.

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

B3878E-7 L.ACREs

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

9-1-95

LEGEND

- IRON PIN FOUND
(1/2" REBAR)
- ⊙ IRON PIN SET
(5/8" REBAR
W/ID CAP)

BENTON, JR. & RUTH ANN WILLIBY, et.al..
VOL. 752, PG. 261

LOT 1
MERRIAM RIVER
LOTS D.B. VOL.
596, PG. 76

S.85°54'00"E.
200.00' TOTAL

181.42' 18.58'

VOL. 845, PG. 279

1.056± AC.

N.04°06'00"E.
229.89'

S.04°06'00"W.
229.89'

1.50 ACRES

LAZY ACRES FARM, INC.
VOL. 845, PG. 279

AUDITORS PARCEL NO.
20-20-60-17-30-000(PART)

BEARINGS ARE BASED ON ON THE PREVIOUS
SURVEY OF 102.422 ± AC. (VOL. 1091, PG. 185)

RESEARCH:

VOL. 773 , PG. 94
VOL. 845, PG. 279
VOL. 891, PG. 177
VOL. 949, PG. 97
PREVIOUS SURVEY OF
102.422±AC. BY
R. SAYER PS 6301
PREVIOUS SURVEY OF
117.418±AC. BY
R. CLAUS PS 6456
PLAT OF MERRIAM NO.
2-P.B. 13, PG. 71
MUSK. CO. TAX MAPS

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

9-1-95

SCALE 1"=100'

0 50 100 200

BEING A PART OF SECTION 17,
TOWNSHIP 12, RANGE 12, OF THE CONGRESS
LANDS EAST OF THE SCIOTO RIVER, HARRISON
TOWNSHIP, MUSKINGUM COUNTY, OHIO.

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 16th DAY OF JUNE, 1995.

OFFICE COPY
NOT RECORDABLE

N.08°19'38"E. 332.17'

N.16°11'05"E. 880.70'

W. ROSS
VOL. 854, PG. 301
1.717 AC.

V.A. MAYLE
VOL. 891, PG. 177
1.82 ACRES

NORTHWEST CORNER OF
LOT 1

CENTER CO. RD. 6

BETTY HARKINS

MERRIAM NO. 2
P.B. 13, PG. 71

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

DRAWN BY:
MDN

DATE:
6-16-95

SCALE:
1"=100'

CHECKED BY:
WJB

File name: C:/ACAD12/DWG/D3878
TRACT: TRE