

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

25-95-12-17
7240 COOPERMILL RD
25-95-13-02-001

DESCRIPTION FOR CONVEYANCE

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND THE
NORTHEAST QUARTER OF SECTION 13 OF TOWNSHIP 18, RANGE 15 OF THE
CONGRESS LANDS EAST OF THE SCIOTO RIVER, TOWNSHIP,
MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKED BY AN EXISTING STONE (3 INCH X
10 INCH) AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF
SECTION 12; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST
1087.50 FEET ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF
SECTION 12 TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF
THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 00
DEGREES 38 MINUTES 43 SECONDS EAST 62.50 FEET ALONG THE EAST LINE
OF A TRACT CONVEYED TO RICHARD A. JR. AND BETTY EILEEN TIGNER AND
RECORDED IN DEED BOOK VOLUME 609, PAGE 231 OF THE MUSKINGUM
COUNTY DEED RECORDS TO A POINT MARKED BY AN IRON PIN SET (5/8
INCH REBAR); THENCE NORTH 74 DEGREES 41 MINUTES 54 SECONDS WEST
401.57 FEET TO A POINT MARKED BY AN IRON SET (5/8 INCH REBAR);
THENCE NORTH 04 DEGREES 17 MINUTES 42 SECONDS EAST 232.75 FEET TO
A POINT IN THE CENTER OF COUNTY ROAD NUMBER 71 (COOPERMILL ROAD),
PASSING A POINT MARKED BY AN IRON PIN SET (5/8 INCH REBAR) AT 212.10
FEET; THENCE SOUTH 74 DEGREES 04 MINUTES 28 SECONDS EAST 81.30
FEET TO A POINT IN THE SAID CENTER OF COUNTY ROAD NUMBER 71;
THENCE SOUTH 73 DEGREES 28 MINUTES 01 SECOND EAST 126.35 FEET TO A
POINT IN THE SAID CENTER OF COUNTY ROAD NUMBER 71; THENCE SOUTH
71 DEGREES 00 MINUTES 28 SECONDS EAST 54.68 FEET TO A POINT IN THE
SAID CENTER OF COUNTY ROAD NUMBER 71; THENCE SOUTH 69 DEGREES 31
MINUTES 49 SECONDS EAST 55.70 FEET TO A POINT IN THE SAID CENTER
OF COUNTY ROAD NUMBER 71; THENCE SOUTH 66 DEGREES 48 MINUTES 20
SECONDS EAST 69.93 FEET TO A POINT IN THE SAID CENTER OF COUNTY
ROAD NUMBER 71; THENCE SOUTH 00 DEGREES 38 MINUTES 43 SECONDS
EAST 152.50 FEET ALONG THE ABOVE MENTIONED EAST LINE OF THE
TIGNER TRACT TO THE PLACE OF BEGINNING, PASSING A POINT MARKED BY
AN IRON PIN SET (5/8 INCH REBAR) AT 18.47 FEET.

CONTAINING 2.000 MORE OR LESS ACRES (TOTAL), SUBJECT TO ALL
LEGAL ROAD RIGHT-OF-WAYS OF COUNTY NUMBER 71 AND ALL
EASEMENTS.

AUDITOR'S PARCEL NUMBER 25-01099 - . . . MORE OR LESS ACRES (ALL)
AUDITOR'S PARCEL NUMBER 25-01098 - 1.097 MORE OR LESS ACRES
(PART). AUDITOR'S PARCEL NUMBER 25-01100 - 0.163 MORE OR LESS ACRES
(PART).

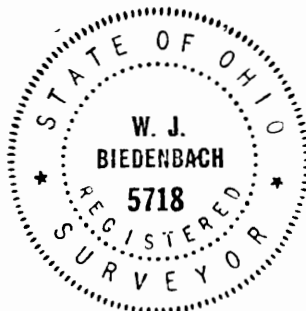
BEARINGS ARE BASED ON AN ASSUMED BEARINGS OF WEST ASSIGNED
TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12.

I HEREBY CERTIFY THE ABOVE DESCRIPTION AND SURVEY TO BE
CORRECT AS PREPARED BY ME, THIS 14TH DAY OF OCTOBER 1985.

OFFICE COPY
NOT RECORDABLE

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

D2293 TIGNER



DESCRIPTION APPROVED
for Auditor's transfer

By W. M. L. S. S. S.
10-16-85

25-95-12-17

13-07-001

[illegible]

△ ~ Existing Stone (3" x 10")
 ⊙ ~ Iron Pin Set (5/8" Rebar)

DEED-VOL.609 PG.231
DEED-VOL.549 PG.781
MUSK.CO. TAX MAPS
USGS MAPS

W.L. & C. HUNTSMAN
300-597

C.E. & D.L. WHEELER
549 - 781

I HEREBY CERTIFY THIS PLAT
AND SURVEY TO BE CORRECT AS
PREPARED BY ME, THIS 14TH
DAY OF OCTOBER 1985.

**OFFICE COPY
NOT RECORDABLE**

W. J. LEECHMAN
REGISTERED SURVEYOR 5718

SURVEYOR

BEING A PART OF THE SOUTH
EAST QUARTER OF SECTION 12,
AND THE NORTHEAST QUARTER
OF SECTION 13 OF TOWNSHIP
18, RANGE 15 OF THE
CONGRESS LANDS EAST OF THE
SCIOTO RIVER, HOPEWELL
TOWNSHIP, MUSKINGUM COUNTY,
OHIO.

DESCRIPTION APPROVED
for Auditor's transfer
By W. A. Jones
16-80

Scale: 1" = 100'



W. J. BIEDENBACH & ASSOC.

Surveying & Mapping

3120 Lisa Ln. Zanesville, Ohio 43701

(614) 453-4850

Drawn by :

Date: 10-14-85

Scale :

1:100

Checked by

Job No. 1272-10-65

Topic