

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

DESCRIPTION FOR CONVEYANCE

BEING A PART OF LOT NUMBER 7 OF WYLIE SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 5, PAGE 87 OF THE MUSKINGUM COUNTY PLAT RECORDS; SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE SOUTHEAST CORNER OF LOT NUMBER 7; THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS WEST 159.90 FEET ALONG THE EAST LINE OF SAID LOT NUMBER 7 (SAID LINE ALSO BEING THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 10) TO AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING THE SOUTHEAST CORNER OF THE 5.0 ACRE TRACT CONVEYED TO CLIFFORD W. AND MARY E. RATLIFF BY DEED RECORDED IN DEED BOOK VOLUME 784, PAGE 60 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE NORTH 65 DEGREES 36 MINUTES 23 SECONDS WEST 330.30 FEET ALONG THE SOUTH LINE OF THE SAID 5.0 MORE OR LESS ACRE TRACT TO AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING NORTH 65 DEGREES 36 MINUTES 23 SECONDS WEST 698.97 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT-OF-WAY LINE OF UNITED STATES ROUTE 22 AT 103.76 FEET RIGHT OF STATION 372+28.22; THENCE ALONG THE SAID RIGHT-OF-WAY NORTH 30 DEGREES 30 MINUTES 03 SECONDS EAST 25.75 FEET TO AN EXISTING IRON PIN (3/4 INCH ID PIPE), SAID IRON PIN BEING SOUTH 30 DEGREES 30 MINUTES 03 SECONDS WEST 66.51 FEET FROM A POINT BEING 85 FEET RIGHT OF STATION 373+20 OF SAID UNITED STATES ROUTE 22, SAID IRON PIN ALSO BEING THE SOUTHWEST CORNER OF A 1.00 MORE OR LESS ACRE TRACT CONVEYED TO JOHN F. MILLER ET.AL. BY DEED RECORDED IN DEED BOOK VOLUME 734, PAGE 335; THENCE SOUTH 78 DEGREES 54 MINUTES 03 SECONDS EAST 184.29 FEET ALONG THE SOUTHERLY LINE OF THE SAID 1.00 MORE OR LESS ACRE TRACT TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE CONTINUING ALONG THE SAID SOUTHERLY LINE NORTH 86 DEGREES 48 MINUTES 46 SECONDS WEST 80.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE CONTINUING ALONG THE SAID SOUTHERLY LINE NORTH 47 DEGREES 41 MINUTES 16 SECONDS EAST 118.40 FEET TO AN IRON PIN SET AT THE MOST NORTHEASTERLY CORNER OF THE SAID 1.00 MORE OR LESS ACRE TRACT, SAID IRON PIN BEING SOUTH 63 DEGREES 30 MINUTES 55 SECONDS EAST 287.90 FEET FROM AN EXISTING CONCRETE MONUMENT; THENCE SOUTH 63 DEGREES 30 MINUTES 55 SECONDS EAST 306.63 FEET ALONG THE SOUTHERLY LINE OF THE ABOVE MENTIONED 5.0 MORE OR LESS ACRE TRACT (VOLUME 784, PAGE 60) TO AN EXISTING CONCRETE MONUMENT; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF THE 5.0 MORE OR LESS ACRE TRACT SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST 222.80 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.186 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE ROAD RIGHT-OF-WAYS AND EASEMENTS.

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

BEARINGS ARE BASED ON THE DEED BEARING (NORTH 00 DEGREES 12 MINUTES 00 SECONDS WEST) OF THE EAST LINE OF LOT NUMBER 7 AS RECORDED IN DEED BOOK VOLUME 784, PAGE 60 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY TO BE CORRECT AS SURVEYED BY ME, THIS 8TH DAY OF MAY 1986.

OFFICE COPY
NOT RECORDED
MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

D2415 BAKER REALTY



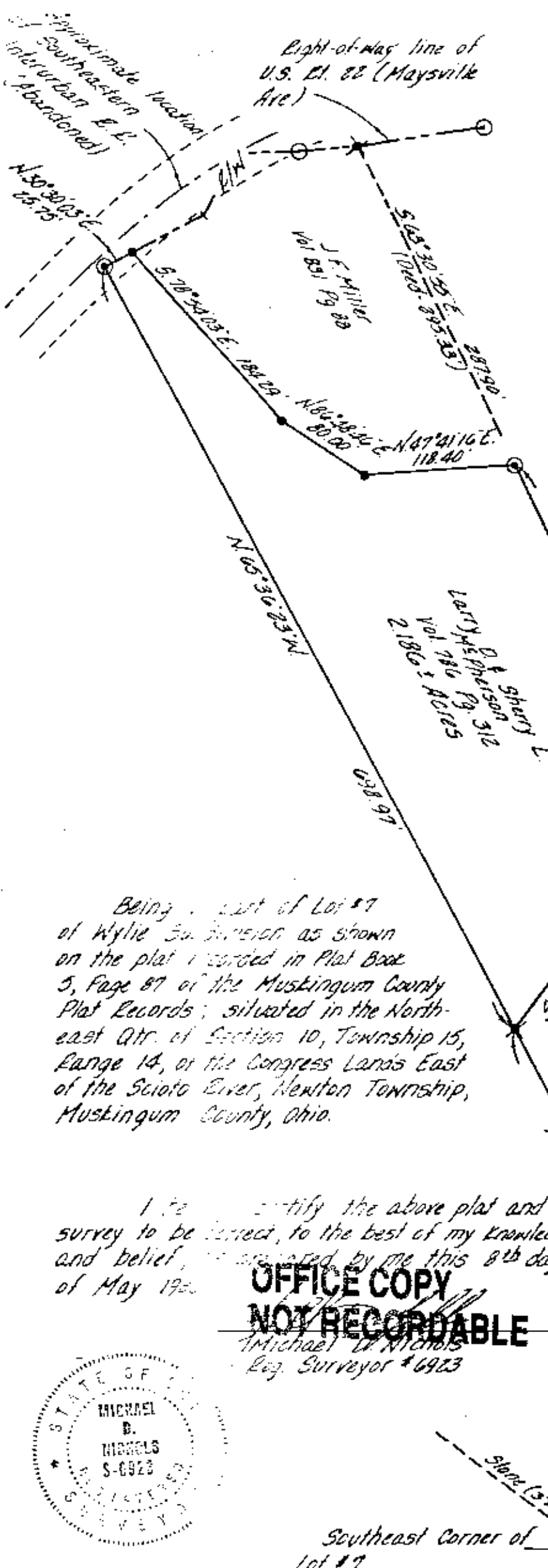
DESCRIPTION APPROVED
for Auditor's transfer

By J. L. Namb
6-25-86

47-27-04-06

3240 MAYSVILLE PKE

Bearings are based on the
dead bearing (N 00° 12' 00" W.) of the
east line of Lot 7 (D.B. Vol. 784,
Pg. 60)



- ~ Existing Iron Pin (3/8\" rebar, unless indicated otherwise)
- ~ Existing Conc. Monument (Highway)
- ★ ~ Existing Conc. Monument (Iron Pin set in concrete)
- ⊙ ~ Iron Pin Set (3/8\" rebar w/ plastic identification cap)

Research

Deed- Vol. 786 Pg. 312
Deed- Vol. 784 Pg. 60
Deed- Vol. 831 Pg. 88
R/W Plans - U.S. 22 - P.B. 9
Pg. 344
Plat - P.B. 6, Pg. 87
Mus. Co. Tax Map (Sh 47-27)

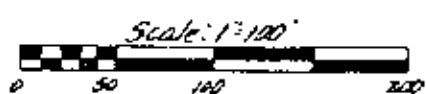
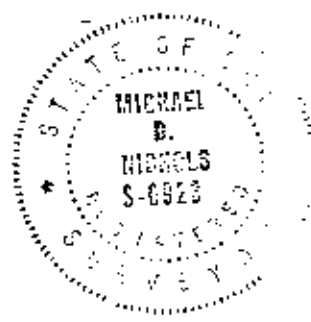
Being a part of Lot #7
of Wylie S. Swenson as shown
on the plat recorded in Plat Book
5, Page 87 of the Muskingum County
Plat Records; situated in the North-
east Qtr. of Section 10, Township 15,
Range 14, of the Congress Lands East
of the Scioto River, Newton Township,
Muskingum County, Ohio.

DESCRIPTION APPROVED
for Auditor's transfer
By J. J. Nambel
6-25-86

I hereby certify the above plat and
survey to be correct, to the best of my knowledge
and belief, as prepared by me this 8th day
of May 1986.

**OFFICE COPY
NOT RECORDABLE**

Michael D. Nichols
Reg. Surveyor #6923



W. J. BIEDENBACH & ASSOC.
Surveying & Mapping
3120 Lisa Ln. Zanesville, Ohio 43701
(614) 453-4850

Auditor's Parcel 47-27-27-04-06-000 (All)
47-27-27-04-06-001 (Part) All
47-27-27-04-06-002 (Part) All

Drawn by: <u>MD</u>	Date: <u>5-2-86</u>
Scale: <u>1\"/> </u>	