

DESCRIPTION FOR CONVEYANCE
B. J. BRODIE
AUDITORS PARCEL NUMBER 62-62-26-03-13 (PART)

BEING A PART OF A TRACT CONVEYED TO BETTY J. BRODIE BY DEED RECORDED IN VOLUME 988, PAGE 177 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER FIVE OF WOODSIDE ESTATES AS RECORDED IN PLAT BOOK 15, PAGE 28 AND 29 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE WITH THE WEST LINE OF A 2.392 MORE OR LESS ACRE TRACT CONVEYED TO ALBERT AND DOROTHY BRENNAN BY DEED RECORDED IN VOLUME 898, PAGE 159 OF THE SAID COUNTY RECORDS; THENCE NORTH 10 DEGREES 49 MINUTES 12 SECONDS EAST 114.81 FEET TO A POINT IN THE CENTER OF A STREAM, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 99.81 FEET; THENCE WITH THE SAID CENTER OF THE STREAM AND THE NORTH LINE OF THE SAID BRENNAN TRACT THE NEXT THREE COURSES AND DISTANCES:

- 1) SOUTH 75 DEGREES 57 MINUTES 29 SECONDS EAST 33.88 FEET TO A POINT,
- 2) NORTH 82 DEGREES 16 MINUTES 08 SECONDS EAST 64.63 FEET TO A POINT,
- 3) SOUTH 83 DEGREES 33 MINUTES 19 SECONDS EAST 32.60 FEET TO A POINT AT THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE LEAVING THE SAID NORTH LINE, NORTH 15 DEGREES 50 MINUTES 59 SECONDS WEST, PASSING IRON PINS SET AT 28.53 FEET AND 159.91 FEET, A TOTAL DISTANCE OF 196.37 FEET TO A POINT IN COUNTY ROAD 142 (OLD COOPERMILL ROAD) ON THE SOUTH LINE OF A 1.37 MORE OR LESS ACRE TRACT CONVEYED TO C. WARTENBE BY DEED RECORDED IN VOLUME 962, PAGE 196 OF SAID COUNTY RECORDS; THENCE WITH THE SAID COUNTY ROAD AND THE SOUTH LINE OF THE SAID WARTENBE TRACT, SOUTH 82 DEGREES 25 MINUTES 14 SECONDS EAST 193.37 FEET TO A POINT AT THE SOUTHWEST CORNER OF A 1.36 MORE OR LESS ACRE TRACT CONVEYED TO C. WARTENBE BY DEED RECORDED IN VOLUME 954, PAGE 233 OF SAID COUNTY RECORDS; THENCE CONTINUING WITH THE SAID ROAD AND WITH THE SOUTH LINE OF THE SAID 1.37 MORE OR LESS ACRE TRACT SOUTH 84 DEGREES 18 MINUTES 38 SECONDS EAST 194.49 FEET TO A POINT AT THE SOUTHWEST CORNER OF A 1.50 MORE OR LESS ACRE TRACT CONVEYED TO GREGORY E. AND MARGARET E. RITTERBECK BY DEED RECORDED IN VOLUME 951, PAGE 98 OF SAID COUNTY RECORDS, SAID POINT BEING SOUTH 04 DEGREES 49 MINUTES 39 SECONDS EAST 40.60 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE CONTINUING WITH THE SAID ROAD AND WITH THE SOUTH LINE OF THE SAID 1.50 MORE OR LESS ACRE TRACT NORTH 79 DEGREES 54 MINUTES 41 SECONDS EAST 132.88 FEET TO A POINT; THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF A 1.37 MORE OR LESS ACRE TRACT CONVEYED TO B. J. AUSMUS BY DEED RECORDED IN VOLUME 912, PAGE 191 OF THE SAID COUNTY RECORDS, SOUTH 02 DEGREES 58 MINUTES 27 SECONDS WEST, PASSING IRON PINS SET AT 32.94 FEET AND 217.94 FEET, A TOTAL DISTANCE OF 242.94 FEET TO A POINT IN THE CENTER OF THE ABOVE MENTIONED STREAM AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED BRENNAN TRACT; THENCE WITH THE SAID STREAM AND THE SAID BRENNAN TRACT THE NEXT NINE COURSES AND DISTANCES:
 - 1) NORTH 78 DEGREES 56 MINUTES 05 SECONDS WEST 69.50 FEET TO A POINT,
 - 2) NORTH 60 DEGREES 56 MINUTE 05 SECONDS WEST 90.63 FEET TO A POINT,
 - 3) NORTH 76 DEGREES 06 MINUTE 02 SECONDS WEST 77.16 FEET TO A POINT, SAID POINT BEING NORTH 40 DEGREES 29 MINUTES 20 SECONDS EAST 18.41 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE),
 - 4) SOUTH 70 DEGREES 13 MINUTES 29 SECONDS WEST 40.64 FEET TO A POINT,
 - 5) NORTH 80 DEGREES 49 MINUTES 51 SECONDS WEST 64.18 FEET TO A POINT,
 - 6) NORTH 87 DEGREES 36 MINUTES 09 SECONDS WEST 30.17 FEET TO A POINT,
 - 7) NORTH 76 DEGREES 25 MINUTES 27 SECONDS WEST 22.22 FEET TO A POINT,
 - 8) SOUTH 79 DEGREES 51 MINUTES 57 SECONDS WEST 41.83 FEET TO A POINT,
 - 9) NORTH 83 DEGREES 33 MINUTES 19 SECONDS WEST 33.15 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.010 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD 142 AND ALL OTHER APPLICABLE EASEMENTS. ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS.

BEARINGS ARE BASED ON THE EAST LINE OF LOT 5 OF WOODSIDE ESTATES AS RECORDED IN PLAT BOOK 15, PAGE 28 OF THE MUSKINGUM COUNTY PLAT RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME THIS 2ND DAY OF APRIL 1992.

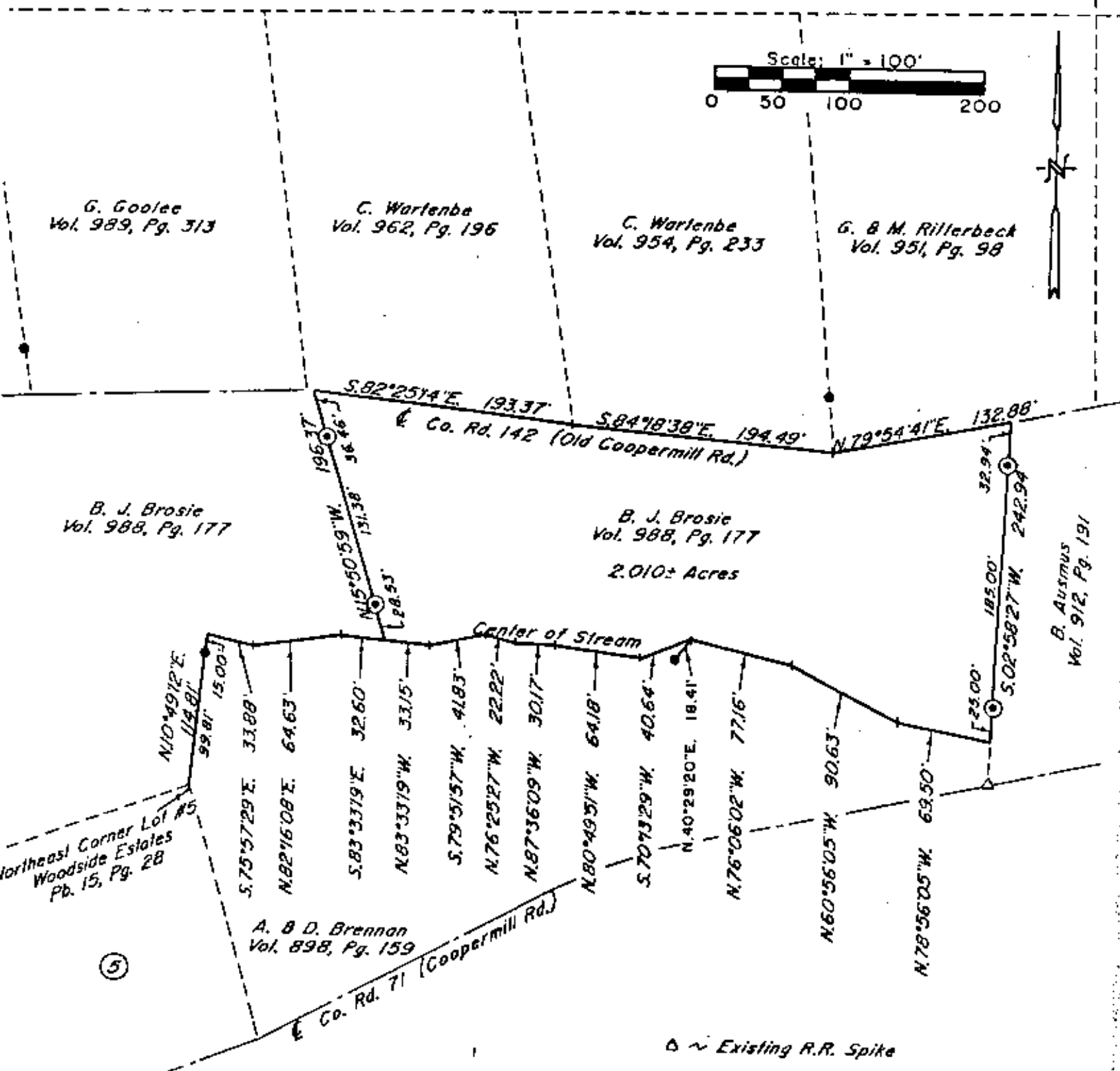
OFFICE COPY
NOT RECORDED
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

d3453 M. POSTER



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Namb
4-15-92
Need Plat



Bearings are based on the East Line of Lot #5 of Woodside Estates recorded in Pb. 15, Pg. 28 of the Muskingum County Deed Records.

- △ ~ Existing R.R. Spike
- ~ Existing Iron Pin ($\frac{3}{4}$ " pipe unless otherwise noted)
- ⊙ ~ Iron Pin Set ($\frac{3}{4}$ " x 30" rebar w/ plastic id. cap)

Being a part of the Southwest Quarter of Section 10, Township 16, Range 14, of the Congress Lands East of the Scioto River, Springfield Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge, information, and belief, the above plat and survey to be correct as prepared by me, this 1st day of April 1992, from a field survey completed on the 3rd day of March 1992.

**OFFICE COPY
NOT RECORDABLE**

W. J. Biedenbach
Reg. Surveyor #5718



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Nambé

Research

Vol. 988	Pg. 177
Vol. 898	Pg. 159
Vol. 912	Pg. 191
Vol. 989	Pg. 313
Vol. 962	Pg. 196
Vol. 954	Pg. 233
Vol. 951	Pg. 98
Pb. 15	Pg. 28
Muskingum County Tax Map	

Par N° 62-62-26-03-13-000 (part)

W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 4-01-92
Scale: 1" = 100'	Checked by: <u>JD</u>
Job N°: 3452	M. Foster