

D. BROCK
VOLUME 1097, PAGE 553
PARCEL NUMBER 62-62-32-01-10-000 (ALL)

BEING ALL OF THE TRACT CONVEYED TO DONALD L. AND DELORES M. BROCK AS RECORDED IN VOLUME 1097, PAGE 553 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, 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 A POINT AT THE INTERSECTION OF THE CENTERLINE OF EPPLEY AVENUE AND THE WESTERLY RIGHT-OF-WAY OF THE ZANESVILLE TERMINAL RAIL ROAD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF WALNUT ADDITION AS RECORDED IN PLAT BOOK 7, PAGE 64 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE NORTH 84 DEGREES 45 MINUTES 00 SECONDS WEST 337.09 FEET, ALONG THE NORTH LINE OF SAID WALNUT ADDITION, TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING EXISTING IRON PINS AT 44.98 FEET AND 332.49 FEET; THENCE WITH THE WEST LINE OF SAID WALNUT ADDITION (LOTS NUMBER 1-4) SOUTH 12 DEGREES 43 MINUTES 25 SECONDS EAST 357.75 FEET TO AN EXISTING IRON PIN (1 INCH SOLID ROD) ON THE WEST LINE OF LOT NUMBER FOUR; THENCE CONTINUING WITH THE SAID WEST LINE (LOTS NUMBER 4-8), SOUTH 23 DEGREES 34 MINUTES 52 SECONDS EAST 406.27 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT NUMBER EIGHT; THENCE WITH THE SOUTH LINE OF SAID LOT NUMBER EIGHT, NORTH 64 DEGREES 08 MINUTES 39 SECONDS EAST 127.64 FEET TO A P/K NAIL SET; THENCE WITH THE WEST LINE OF WALNUT DRIVE, SOUTH 27 DEGREES 09 MINUTES 06 SECONDS EAST 30.01 FEET TO A P/K NAIL SET; THENCE WITH THE NORTH LINE OF LOT NUMBER NINE, SOUTH 64 DEGREES 08 MINUTES 39 SECONDS WEST 129.51 FEET TO AN IRON PIN SET; THENCE WITH THE WEST LINE OF SAID LOT NINE, SOUTH 23 DEGREES 34 MINUTES 52 SECONDS EAST 16.55 FEET TO AN IRON PIN SET; THENCE NORTH 84 DEGREES 44 MINUTES 55 SECONDS WEST 374.76 FEET TO AN IRON PIN SET, SAID POINT BEING SOUTH 84 DEGREES 26 MINUTES 06 SECONDS EAST 66.79 FEET FROM AN EXISTING AXLE; THENCE WITH THE EASTERLY LINE OF A TRACT CONVEYED TO THE MUSKINGUM COUNTY AGRICULTURAL SOCIETY BY DEED RECORDED IN VOLUME 1095, PAGE 470 OF THE SAID COUNTY RECORDS, NORTH 05 DEGREES 11 MINUTES 06 SECONDS EAST 737.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 84 DEGREES 45 MINUTES 00 SECONDS EAST 46.83 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.305 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

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

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NOT RECORDABLE

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY RLS
3-20-95

SCALE 1"=100'

0 50 100 200



J. O'NEAL
VOL. 995, PG. 446

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIN SET
- △ P-K NAIL SET

S 84°45'00" E

46.83' 4.60' ① 287.51' S 84°45'00" E 337.09'

J.W. STEWART
VOL. 890, PG. 163
VOL. 881, PG. 328

44.98'

INTERSECTION OF THE
CENTERLINE OF EPPLEY AVE.
AND THE WESTERLY R/W OF
THE ZANESVILLE TERMINAL R.R.,
ALSO THE NORTHEAST CORNER
OF WALNUT ADDITION (P.B. 7,
PG. 64)

MUSKINGUM CO.
AGRICULTURAL SOC.
VOL. 1095, PG. 470
(TRACT 3) 15.63± AC.

JESSIE
ROBERTS
VOL. 568,
PG. 143

WALNUT DRIVE

J.&S.
WATSON
VOL. 1088,
PG. 249

BEING ALL OF THE TRACT CONVEYED TO
DONALD L. & DELORES M. BROCK AS RE-
CORDED IN VOL. 1097, PG. 553 OF THE
MUSKINGUM COUNTY DEED RECORDS,
SITUATED IN THE SOUTHWEST QUARTER
OF SECTION 12, TOWNSHIP 16, RANGE 14
OF THE CONGRESS LANDS EAST OF THE
SCIOTO RIVER, SPRINGFIELD TOWNSHIP,
MUSKINGUM COUNTY, OHIO.

JAMES
MCDONALD
VOL. 740,
PG. 251

RUTH
HENNING
VOL. 810,
PG. 74

REFERENCES:
PLAT BOOK 7, PG. 64, LOTS NO. 1-34
DEED VOL. 1095 PG. 470
DEED VOL. 1097 PG. 553
SURVEY BY LINN ENG.
SURVEY BY C.W. HARKNESS R.S.
MUSKINGUM CO. TAX MAP

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY AS-HB
3-20-95

DONALD L. & DELORES M. BROCK
VOL. 1097, PG. 553
PAR. NO. 62-62-32-01-10 (ALL)
3.305± AC.

BEARINGS ARE BASED ON
CENTERLINE OF EPPLEY AVE.
(P.B. 7, PG. 32)

J. & L.
BEARDSLEY
VOL. 793,
PG. 203

WALNUT
ADD.
P.B. 7,
PG. 64

E. & N.
PHILLIPS
VOL. 764,
PG. 149

N 64°08'39" E
127.64'

S 27°09'06" E
30.01'

S 64°08'39" W
129.51'

J.E.
PRONIO
VOL. 998,
PG. 165

S 23°34'52" E
16.55'

N 84°44'55" W 374.76'

WESTWOOD DR.
SUBDIVISION
P.B. 9, PG. 32

LOT 11
LOT 12

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THE 8TH DAY OF MARCH, 1995.

OFFICE COPY
NOT RECORDABLE
W.J. BIEDENBACH
REGISTERED SURVEYOR #58

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

DRAWN BY:
WJB

DATE:
03 - 08 - 95

SCALE:
1"=100'

CHECKED BY:
WJB

File name: C:/ACAD12/DWG/3849