

70-55-03-05

45 RICHARDS RD

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

DESCRIPTION FOR CONVEYANCE
PARCEL NUMBER 71-70-55-03-05-000 (ALL)

BEING A PART OF THE SOUTHEAST QUARTER OF QUARTER TOWNSHIP 3,
TOWNSHIP 1, RANGE 7, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO
AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER
OF SECTION 4 OF TOWNSHIP 12, RANGE 13, WAYNE TOWNSHIP; THENCE
NORTH 85 DEGREES 07 MINUTES 00 SECONDS WEST 1267.44 FEET ALONG THE
NORTH LINE OF WAYNE TOWNSHIP; THENCE NORTH 04 DEGREES 49 MINUTES
00 SECONDS EAST 102.42 FEET TO AN IRON PIN SET SAID POINT BEING THE
PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;
THENCE NORTH 49 DEGREES 22 MINUTES 56 SECONDS WEST 87.02 FEET
ALONG THE NORTH LINE OF A TRACT CONVEYED TO C. M. BROWN BY DEED
VOLUME 549 PAGE 435 OF THE MUSKINGUM COUNTY DEED RECORDS TO AN
IRON PIN SET, SAID POINT BEING NORTH 80 DEGREES 07 MINUTES 39
SECONDS EAST 36.22 FEET FROM AN EXISTING ONE INCH AXLE; THENCE
NORTH 80 DEGREES 07 MINUTES 39 SECONDS EAST 84.00 FEET ALONG THE
SOUTH LINE OF A TRACT CONVEYED TO S. POTEETE BY DEED VOLUME 890
PAGE 10 OF SAID COUNTY RECORDS TO AN EXISTING 1/4 INCH I.D. PIPE ON
THE WEST LINE OF OLD RICHARDS ROAD (BY DEED); THENCE SOUTH 10
DEGREES 29 MINUTES 53 SECONDS EAST 46.00 FEET ALONG SAID WEST LINE
TO AN IRON PIN SET AT THE INTERSECTION OF SAID WEST LINE AND THE
NORTH LINE OF WHIRLING AVENUE (BY DEED); THENCE SOUTH 44 DEGREES
10 MINUTES 01 SECOND WEST 36.00 FEET ALONG SAID NORTH LINE TO THE
PLACE OF BEGINNING.

CONTAINING 0.080 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE
EASEMENTS.

BEARINGS ARE BASED ON AN ASSUMED BEARING OF NORTH 85 DEGREES
07 MINUTES 00 SECONDS WEST ON THE NORTH LINE OF SECTION 4 OF
WAYNE TOWNSHIP. ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR
WITH PLASTIC IDENTIFICATION CAPS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS
SURVEY AND DESCRIPTION TO BE CORRECT AS SURVEYED BY ME, 23RD DAY
OF APRIL, 1987.

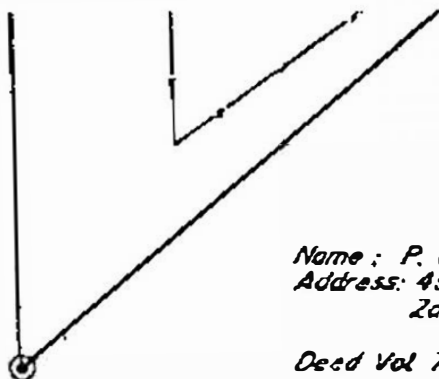
OFFICE COPY
NOT RECORDED
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718



D2607 FINDEISS

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. [Signature]
5-18-87



Name: P. Covert
Address: 45 Richards Road
Zanesville, Ohio 43701

Deed Vol 725 Pg. 193

3, Township 1, Range 7, Washington Township, Muskingum
County, Ohio

W. J. Biedenbach
W. J. Biedenbach
Reg. Surveyor #5718

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

Drawn by: AB

Date: 04-22-87

Scale: 1"=40'

Checked by:

Job N° 2607

Findeiss

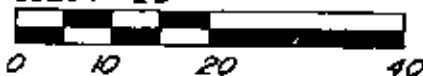
Being a part of the southeast Quarter of Quarter Township
3, Township 4, Range 7, Washington Township, Muskingum
County, Ohio.

Bearings are based on an assumed bearing of
N. 85°07'00" W. on the north line of Section 4, Township
12, Range 13, Wayne Township.

References:

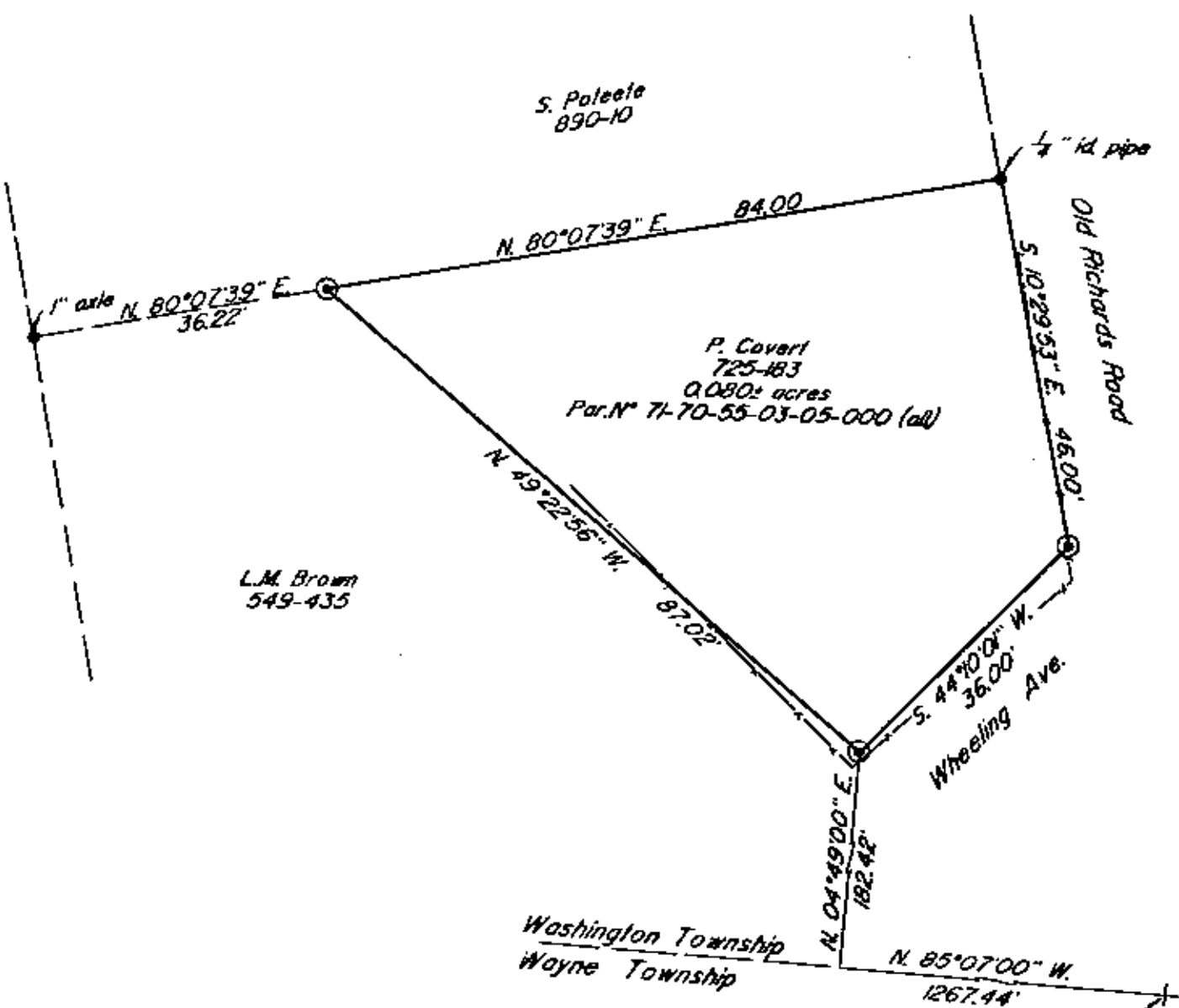
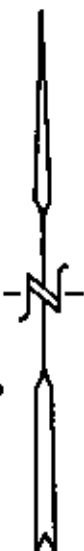
Deed Vol. 725 Pg. 183
Deed Vol. 890 Pg. 10
Deed Vol. 756 Pg. 87
Deed Vol. 776 Pg. 129
USGS map
Muskingum County tax map

Scale 1" = 20'



⊙ iron pin set
1/2" x 30" rebar w/ plastic &
id cap)

● iron pin found



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. Y. Hamble
5-18-87

I hereby certify to the best of my knowledge and belief the
above plat and survey to be correct as surveyed by me,
this 21st day of April 1987.

OFFICE COPY
NOT RECORDED
W. J. BIEDENBACH
Reg. Surveyor #5718



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

Drawn by AB Date 4-22-87

Scale 1"=20' Checked by JS

Job No. 2117

4-22-87