

73-12-01-59-001

3988 CLAY PIKE

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

DESCRIPTION FOR CONVEYANCE

L. HUFFMAN

PARCEL NUMBER 73-73-12-01-59-000 (PART)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP  
12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER,  
WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER  
DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE  
SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 1;  
THENCE NORTH 02 DEGREES 54 MINUTES 30 SECONDS EAST 868.24  
FEET TO A POINT IN THE CENTER OF COUNTY ROAD NUMBER 5 (CLAY  
PIKE), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT  
844.25 FEET; THENCE SOUTH 76 DEGREES 08 MINUTES 03 SECONDS  
EAST 186.12 FEET ALONG THE CENTER OF SAID ROAD TO A POINT;  
THENCE SOUTH 76 DEGREES 04 MINUTES 33 SECONDS EAST 1617.12  
FEET ALONG THE CENTER OF SAID ROAD TO A POINT, SAID POINT  
BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO  
BE DESCRIBED; THENCE CONTINUING SOUTH 76 DEGREES 04 MINUTES  
33 SECONDS EAST 125.00 FEET ALONG THE CENTER OF SAID ROAD TO  
A POINT; THENCE LEAVING SAID ROAD SOUTH 03 DEGREES 33 MINUTES  
12 SECONDS WEST 300.00 FEET TO AN IRON PIN SET, PASSING AN  
IRON PIN SET AT 30.50 FEET; THENCE NORTH 76 DEGREES 04  
MINUTES 33 SECONDS WEST 125.00 FEET TO AN IRON PIN SET;  
THENCE NORTH 03 DEGREES 33 MINUTES 12 SECONDS EAST 300.00  
FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT  
269.50 FEET.

CONTAINING 0.847 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL  
ROAD RIGHT-OF-WAY OF COUNTY ROAD 5 (CLAY PIKE) AND ALL  
APPLICABLE EASEMENTS.

D3153 L. HUFFMAN

OFFICE COPY  
NOT RECORDABLE

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

ALSO THE FOLLOWING 25 FOOT INGRESS AND EGRESS EASEMENT

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP  
12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER,  
WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER  
DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE  
SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 1;  
THENCE NORTH 02 DEGREES 54 MINUTES 30 SECONDS EAST 868.24  
FEET TO A POINT IN THE CENTER OF COUNTY ROAD NUMBER 5 (CLAY  
PIKE), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT  
844.25 FEET; THENCE SOUTH 76 DEGREES 08 MINUTES 03 SECONDS  
EAST 186.12 FEET ALONG THE CENTER OF SAID ROAD TO A POINT;  
THENCE SOUTH 76 DEGREES 04 MINUTES 33 SECONDS EAST 1742.12  
FEET ALONG THE CENTER OF SAID ROAD TO A POINT, SAID POINT  
BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED  
TO BE DESCRIBED; THENCE CONTINUING SOUTH 76 DEGREES 04  
MINUTES 33 SECONDS EAST 25.42 FEET ALONG THE CENTER OF SAID  
ROAD TO A POINT AT THE NORTHWEST CORNER OF A TRACT CONVEYED  
TO E. G. BLACKFORD AS RECORDED IN DEED VOLUME 746, PAGE 8 OF  
THE MUSKINGUM COUNTY DEED RECORDS; THENCE LEAVING SAID ROAD  
AND ALONG THE WEST LINE OF SAID BLACKFORD TRACT SOUTH 03  
DEGREES 33 MINUTES 12 SECONDS WEST 300.00 FEET TO A POINT,  
PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 24.30 FEET;  
THENCE LEAVING SAID BLACKFORD LINE NORTH 76 DEGREES 04  
MINUTES 33 SECONDS WEST 25.42 FEET TO AN IRON PIN SET; THENCE  
NORTH 03 DEGREES 33 MINUTES 12 SECONDS EAST 300.00 FEET TO  
THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 269.50  
FEET.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 97.721 MORE OR  
LESS ACRES AS SURVEYED BY L.C. CAMP, REGISTERED SURVEYOR  
#5843 AND DATED MARCH 20, 1989.

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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND  
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 19TH DAY OF  
MARCH 1990

W. J. BIEDENBACH  
REGISTERED SURVEYOR

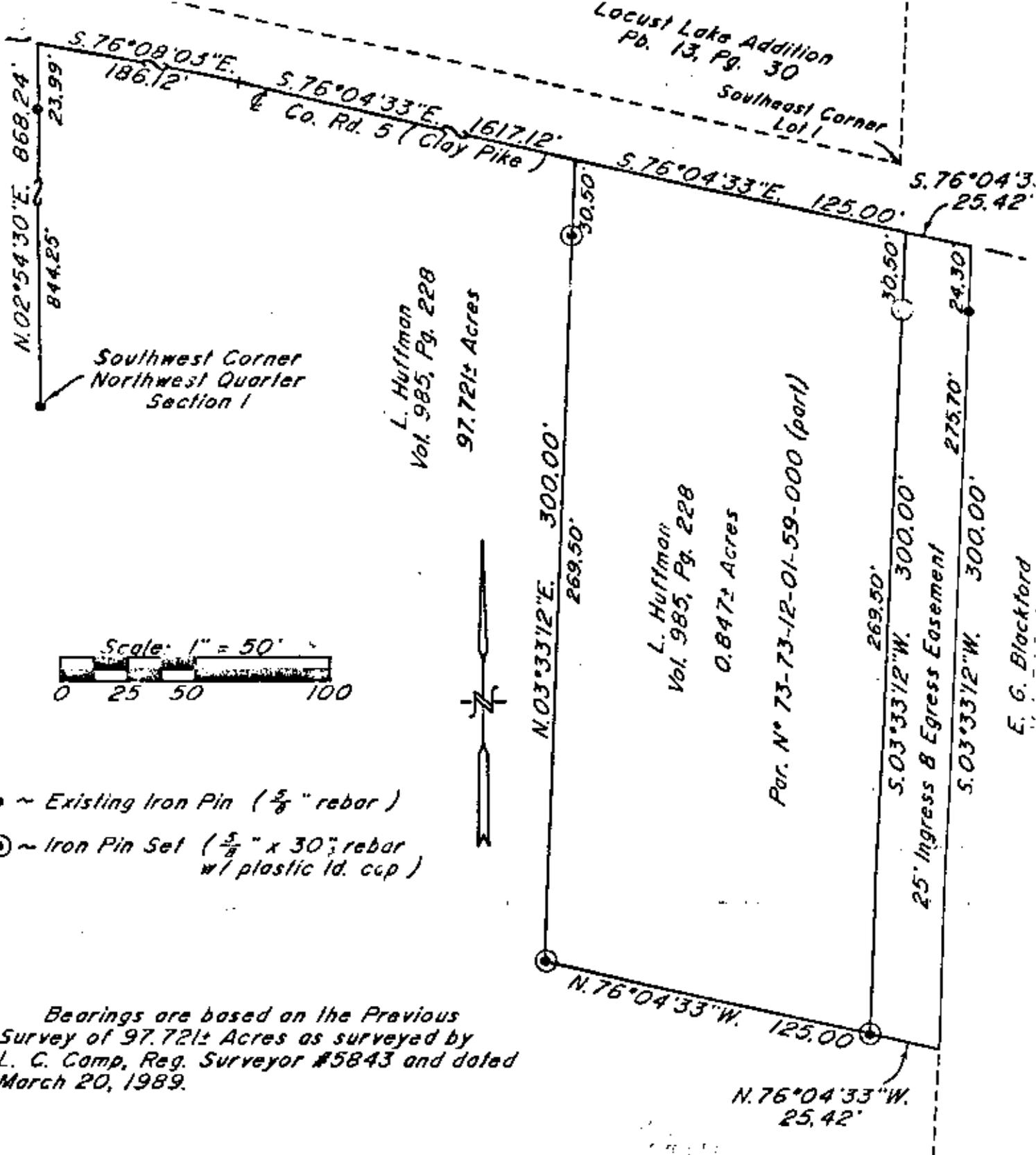
E3153 L.HUFFMAN



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. J. Huffman

3-21-90



- ~ Existing Iron Pin ( $\frac{3}{8}$ " rebar)
- ⊙ ~ Iron Pin Set ( $\frac{3}{8}$ " x 30" rebar w/ plastic id. cap)

Bearings are based on the Previous Survey of 97.721± Acres as surveyed by L. C. Comp. Reg. Surveyor #5843 and dated March 20, 1989.

Being a part of the Northwest Quarter of Section 1, Township 12, Range 13, of the Congress Lands East of the Scioto River, Wayne Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge and belief the above plot and survey to be correct as prepared by me, this 16th day of March 1990.

**Research**

- Vol. 985 Pg. 228
- Vol. 746 Pg. 8
- Pb. 13 Pg. 30
- Previous survey of 97.721 ac.
- Muskingum County Tax Map

W.J. BIEDENBACH  
 Reg. Surveyor  
 STATE OF OHIO  
 W. J. BIEDENBACH  
 5718  
 REGISTERED SURVEYOR

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY J. Y. Mank  
3-21-90

W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 3-16-90
Scale: 1" = 50'	Checked by: JD
Job N°: 3153	L. Huffman