

73-21-01-07-002
2835 Chambersville Td

DESCRIPTION FOR CONVEYANCE
A. & M. GRAHAM
AUDITORS PARCEL NUMBER 73-73-21-01-07-000 (PART)

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 8, 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 (AXLE IN CONCRETE) AT THE NORTHWEST CORNER OF LOT NUMBER 5 OF HOMESTEAD HEIGHTS AS RECORDED IN PLAT BOOK 10, PAGE 37 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE NORTH 15 DEGREES 05 MINUTES 24 SECONDS WEST 42.00 FEET TO A POINT IN THE CENTER OF STATE ROUTE 146 AT THE SOUTHEAST CORNER OF A 1.64 MORE OR LESS ACRE TRACT CONVEYED TO J. AND B. HILDENBRAND BY DEED RECORDED IN VOLUME 837, PAGE 130 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE WITH THE EAST LINE OF THE SAID TRACT NORTH 04 DEGREES 37 MINUTES 00 SECONDS EAST 46.23 FEET TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING AN EXISTING IRON PIN (3/4 INCH ID PIPE) AT 33.47 FEET; THENCE CONTINUING NORTH 04 DEGREES 37 MINUTES 00 SECONDS EAST 25.71 FEET TO AN IRON PIN SET; THENCE NORTH 81 DEGREES 03 MINUTES 30 SECONDS EAST 8.39 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 114.17 FEET (CHORD BEARING NORTH 58 DEGREES 16 MINUTES 55 SECONDS EAST 89.95 FEET) AN ARC DISTANCE OF 92.36 FEET TO AN IRON PIN SET; THENCE NORTH 35 DEGREES 30 MINUTES 20 SECONDS EAST 50.66 FEET TO A POINT IN A FIVE INCH WHITE PINE; THENCE NORTH 33 DEGREES 44 MINUTES 10 SECONDS EAST 59.82 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET (CHORD BEARING NORTH 39 DEGREES 21 MINUTES 35 SECONDS EAST 125.43 FEET) AN ARC DISTANCE OF 125.63 FEET TO AN IRON PIN SET; THENCE NORTH 44 DEGREES 59 MINUTES 00 SECONDS EAST 51.15 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 187.50 FEET (CHORD BEARING NORTH 32 DEGREES 59 MINUTES 00 SECONDS EAST 77.97 FEET) AN ARC DISTANCE OF 78.54 FEET TO AN IRON PIN SET; THENCE NORTH 20 DEGREES 59 MINUTES 00 SECONDS EAST 66.87 FEET TO AN IRON PIN SET; THENCE SOUTH 80 DEGREES 42 MINUTES 14 SECONDS WEST 226.76 FEET TO AN IRON PIN SET; THENCE NORTH 04 DEGREES 42 MINUTES 21 SECONDS EAST 520.12 FEET TO AN IRON PIN SET; THENCE NORTH 86 DEGREES 53 MINUTES 18 SECONDS EAST, PASSING AN IRON PIN SET AT 420.58 FEET A TOTAL DISTANCE OF 424.43 FEET TO A POINT, SAID POINT BEING SOUTH 05 DEGREES 48 MINUTES 02 SECONDS WEST 197.81 FEET FROM AN EXISTING IRON PIN (3/4 INCH ID PIPE) AT THE NORTHEAST CORNER OF THE TRACT CONVEYED TO A. AND M. GRAHAM BY DEED RECORDED IN VOLUME 691, PAGE 67 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE SOUTH 05 DEGREES 48 MINUTES 02 SECONDS WEST 518.54 FEET, ALONG THE EAST LINE OF SAID TRACT, TO AN EXISTING IRON PIN (AXLE) AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO R. AND V. RAMSEY BY DEED RECORDED IN VOLUME 478, PAGE 120 OF SAID COUNTY RECORDS; THENCE WITH THE NORTH LINE OF THE SAID RAMSEY TRACT, NORTH 83 DEGREES 55 MINUTES 40 SECONDS WEST 157.38 FEET TO AN EXISTING IRON PIN (AXLE); THENCE SOUTH 05 DEGREES 55 MINUTES 16 SECONDS WEST 80.06 FEET ALONG THE WEST LINE OF SAID RAMSEY TRACT TO AN IRON PIN SET; THENCE LEAVING THE SAID WEST LINE NORTH 84 DEGREES 04 MINUTES 44 SECONDS WEST 26.28 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 212.50 FEET (CHORD BEARING SOUTH 32 DEGREES 59 MINUTES 00 SECONDS WEST 89.95 FEET) AN ARC DISTANCE OF

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

89.01 FEET TO AN IRON PIN SET; THENCE SOUTH 44 DEGREES 59 MINUTES 00 SECONDS WEST 51.15 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 615.00 FEET (CHORD BEARING SOUTH 39 DEGREES 21 MINUTES 35 SECONDS WEST 120.53 FEET) AN ARC DISTANCE OF 120.73 FEET TO AN IRON PIN SET; THENCE SOUTH 33 DEGREES 44 MINUTES 10 WEST 60.20 FEET TO AN IRON PIN SET; THENCE SOUTH 35 DEGREES 30 MINUTES 20 SECONDS WEST 51.05 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 141.17 FEET (CHORD BEARING SOUTH 58 DEGREES 16 MINUTES 55 SECONDS WEST 109.30 FEET) AN ARC DISTANCE 112.24 FEET TO A POINT; THENCE SOUTH 81 DEGREES 03 MINUTES 30 SECONDS WEST 14.42 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.170 MORE OR LESS ACRES; SUBJECT TO ALL APPLICABLE EASEMENTS.

D32668-3 GRAHAM

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Existing Axle

Existing (other than noted)
Iron Pins (1/4" x 30")

Research

Vol. 691 Pg. 67
Vol. 314 Pg. 94
Vol. 837 Pg. 130
Vol. 478 Pg. 120
Vol. 440 Pg. 243
Pg. 10 Pg. 37
Muskingum County Tax Map

A. & M. Graham
Vol. 69, Pg. 67
10.413± Acres

For N^o 73-73-21-01-07-000 (part)

A. & M. Graham
Vol. 69, Pg. 67
5.170± Acres

For N^o 73-73-21-01-07-000 (part)

A. & M. Graham
Vol. 69, Pg. 67
1.456± Acres

A. & M. Graham
Vol. 69, Pg. 67
2.140± Acres

R. & V. Ramsey
Vol. 478, Pg. 120

J. & B. Hildenbrand
Vol. 837, Pg. 130

Easement

DRIVEWAY DATA

Scale: 1" = 40'
0 20 40 80

Bearings are based on the East Line of 1.64± Acres conveyed to J. & B. Hildenbrand as recorded in Deed Volume 837, Page 130 of the Muskingum County Deed Records.

Being a Part of the Northeast Quarter of Section 8, 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 plat and survey have been prepared by me, this 17th day of January, 1991.

W.J. Biedenbach
Reg. Surveyor #57

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Gault
2-04-91

Drawn by: SDD	Date: 1-17-91
Scale: as noted	Checked by: JR
Job N ^o : 3286	M. Graham

73-21-01