

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

DESCRIPTION FOR CONVEYANCE
GEORGE SIMS
PARCEL NUMBER 73-73-42-01-49 (PART)

BEING A PART OF TRACTS CONVEYED TO GEORGE JR. AND NORMA J. SIMS BY DEED RECORDED IN DEED BOOK VOLUME 614 PAGE 175 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING 1/2 INCH PIPE AT THE NORTHWEST CORNER OF LOT NUMBER 10 OF GREEN HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 14 PAGE 124 AND 125 OF THE MUSKINGUM COUNTY PLAT RECORDS; THENCE SOUTH 00 DEGREES 20 MINUTES 00 SECONDS EAST 499.32 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO AN EXISTING 1/2 INCH PIPE AT THE SOUTHWEST CORNER OF LOT NUMBER 7 OF SAID SUBDIVISION, PASSING EXISTING 1/2 INCH PIPE AT 110.57 FEET, 285.57 FEET AND 385.32 FEET; THENCE SOUTH 85 DEGREES 29 MINUTES 37 SECONDS WEST 97.77 FEET TO AN EXISTING 1/2 INCH PIPE AT THE NORTHWEST CORNER OF LOT NUMBER 5; THENCE SOUTH 48 DEGREES 32 MINUTES 37 SECONDS WEST 328.55 FEET TO AN EXISTING 1/2 INCH PIPE AT THE NORTHEAST CORNER OF LOT NUMBER 2, PASSING AN EXISTING 1/2 INCH PIPE AT 178.55 FEET; THENCE SOUTH 38 DEGREES 53 MINUTES 32 SECONDS WEST 200.00 FEET TO AN EXISTING 1/2 INCH PIPE AT THE NORTHWEST CORNER OF LOT NUMBER 1 OF SAID SUBDIVISION, PASSING AN EXISTING 1/2 INCH PIPE AT 100.00 FEET; THENCE SOUTH 36 DEGREES 01 MINUTE 25 SECONDS EAST 238.21 FEET TO THE CENTER OF COUNTY ROAD NUMBER 73 (WAYNE RIDGE ROAD), PASSING AN EXISTING 1/2 INCH PIPE AT 208.21 FEET; THENCE SOUTH 40 DEGREES 22 MINUTES 13 SECONDS WEST 40.00 FEET TO THE CENTER OF SAID ROAD; THENCE LEAVING SAID CENTER NORTH 35 DEGREES 07 MINUTES 35 SECONDS WEST 247.65 FEET TO AN IRON PIN SET, PASSING AN IRON P'N SET AT 30.00 FEET; THENCE NORTH 10 DEGREES 13 MINUTES 16 SECONDS EAST 913.13 FEET TO AN IRON PIN SET; THENCE NORTH 89 DEGREES 38 MINUTES 00 SECONDS EAST 332.65 FEET TO THE PLACE OF BEGINNING.

CONTAINING 6.000 MORE OR LESS ACRES, SUBJECT TO LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD NUMBER 73 (WAYNE RIDGE ROAD) AND ALL APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE PLAT OF GREEN HILLS SUBDIVISION (PLAT BOOK 14 PAGE 124 AND 125)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY AND DESCRIPTION TO BE CORRECT AS SURVEYED BY ME, THIS 23RD DAY OF SEPTEMBER 1986.

W.J. Biedenbach
W. J. BIEDENBACH
REGISTERED SURVEYOR

D2508 G. SIMS

OFFICE COPY
NOT RECORDABLE

OK JJS
9/29/86

73-42-01-49-002

R. CAW
571-319

N89°38'00"E 332.65'

N.W. CORNER
OF LOT # 10

SCALE 1"=100'

GEORGE B NORMA J. SIMS
614 - 175
6.000± AC.

PAR # 73-73-42-01-49 (PART)

RESEARCH
VOL. 571 PG. 319
VOL. 614 PG. 175
PB. 14 PG. 124, 125
MUSK. CO. TAX MAP

BEARINGS ARE BASED ON
THE PLAT OF GREEN HILLS
SUBDIVISION.
(PB. 14 PG. 124, 125)

GREEN HILLS SUBD.
PB. 14 PG. 124, 125

S85°29'37"W
97.77'

● ~ EXISTING 1/2" PIPE (unless otherwise noted)

⊙ ~ IRON PIN SET (5/8" rb. w/plastic i.d. cap)

BEING A PART OF THE SOUTHWEST QUARTER
OF SECTION 12, 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 TO BE
CORRECT AS PREPARED BY ME, THIS 22ND DAY OF
SEPTEMBER 1986.

**OFFICE COPY
NOT RECORDABLE**

W. J. BIEDENBACH
REG. SURVEYOR No. 5

*No Survey Installation Planned
for 6 Acre Tract*

Zenith-Muskingum Co.
Health Department
421 N. ...

*by Nick Halpin
9-26-86*

| | |
|--|---------------------|
| W. J. BIEDENBACH & ASSOC. Surveying & Mapping 3120 Lisa Ln. Zanesville, Ohio 43701 (614) 453-4850 | |
| Drawn by SD | Date 9/22/86 |
| Scale 1" = 100' | Checked by W |
| Job No. 2508 | G. SIMS |

GEORGE B NORMA J. SIMS
614 - 175

N10°13'16"E 913.13'

S38°53'32"W 100.00'
S36°01'25"E 208.21'
N35°07'35"W 247.65'

3

2

S36°01'25"E 208.21'
N35°07'35"W 247.65'

4

S48°32'37"W 150.00'
S32°55'17"W 178.55'

5

5/8" rb.

S85°29'37"W 97.77'

7

S00°20'00"E 500.00'

8

499.32'
175.00'

10

332.65'

N89°38'00"E

S40°22'13"W 40.00'

WAYNE RIDGE RD
CO. RD. 73