

DESCRIPTION FOR CONVEYANCE

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:

COMMENCING AT AN EXISTING IRON PIN (1/2 INCH ID PIPE) AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER, SAID IRON PIN ALSO BEING THE NORTHWEST CORNER OF A TRACT CONVEYED TO T. H. AND R. SCHENKEL BY DEED RECORDED IN DEED VOLUME 802, PAGE 106 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE EAST 130.00 FEET ALONG THE NORTH LINE OF SAID SCHENKEL TRACT TO AN EXISTING IRON PIN (1/2 INCH REBAR); THENCE SOUTH 01 DEGREE 46 MINUTES 47 SECONDS WEST 432.57 FEET ALONG THE EAST LINE OF SAID SCHENKEL TRACT TO THE CENTER OF COUNTY ROAD NUMBER 73 (WAYNE RIDGE ROAD), PASSING AN EXISTING IRON PIN (3/4 INCH REBAR) AT 408.72 FEET; THENCE SOUTH 43 DEGREES 43 MINUTES 11 SECONDS EAST 80.23 FEET TO THE SAID CENTER OF COUNTY ROAD NUMBER 73; THENCE SOUTH 47 DEGREES 27 MINUTES 25 SECONDS EAST 154.92 FEET TO THE SAID CENTER OF COUNTY ROAD NUMBER 73, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE CONVEYED; THENCE NORTH 49 DEGREES 24 MINUTES 35 SECONDS EAST 350.00 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 22.31 FEET; THENCE SOUTH 08 DEGREES 57 MINUTES 35 SECONDS EAST 230.10 FEET TO AN IRON PIN SET; THENCE SOUTH 75 DEGREES 05 MINUTES 00 SECONDS WEST 239.01 FEET TO THE CENTER OF THE ABOVE MENTIONED COUNTY ROAD, PASSING AN IRON PIN SET AT 212.92 FEET; THENCE NORTH 50 DEGREES 14 MINUTES 25 SECONDS WEST 57.07 FEET TO THE SAID CENTER OF THE COUNTY ROAD; THENCE NORTH 47 DEGREES 27 MINUTES 25 SECONDS WEST 36.34 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.000 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD NUMBER 73, AND ALL APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE PLAT BEARINGS OF GREEN HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 124-125 OF THE MUSKINGUM COUNTY DEED RECORDS.

AUDITOR PARCEL NUMBER 73-73-42-01-49 (PART)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY TO BE CORRECT AS SURVEYED BY ME, THIS 30TH DAY OF APRIL, 1986.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

D2405C G. SIMS



OK MAD  
5-7-86

Bearings are based  
on the plat bearings of  
Green Hills Sub. (P.B. 14 Pg.  
124-125)



Northwest Corner of the  
Southwest Qtr. of Section 12

• - Existing Iron Pin (3/4"  
rebar unless otherwise  
indicated)

⊙ - Iron Pin Set (5/8" x 30"  
rebar w/ plastic ident.  
cap)

Research:

Deed - Vol. 614 Pg. 175

Deed - Vol. 802 Pg. 106

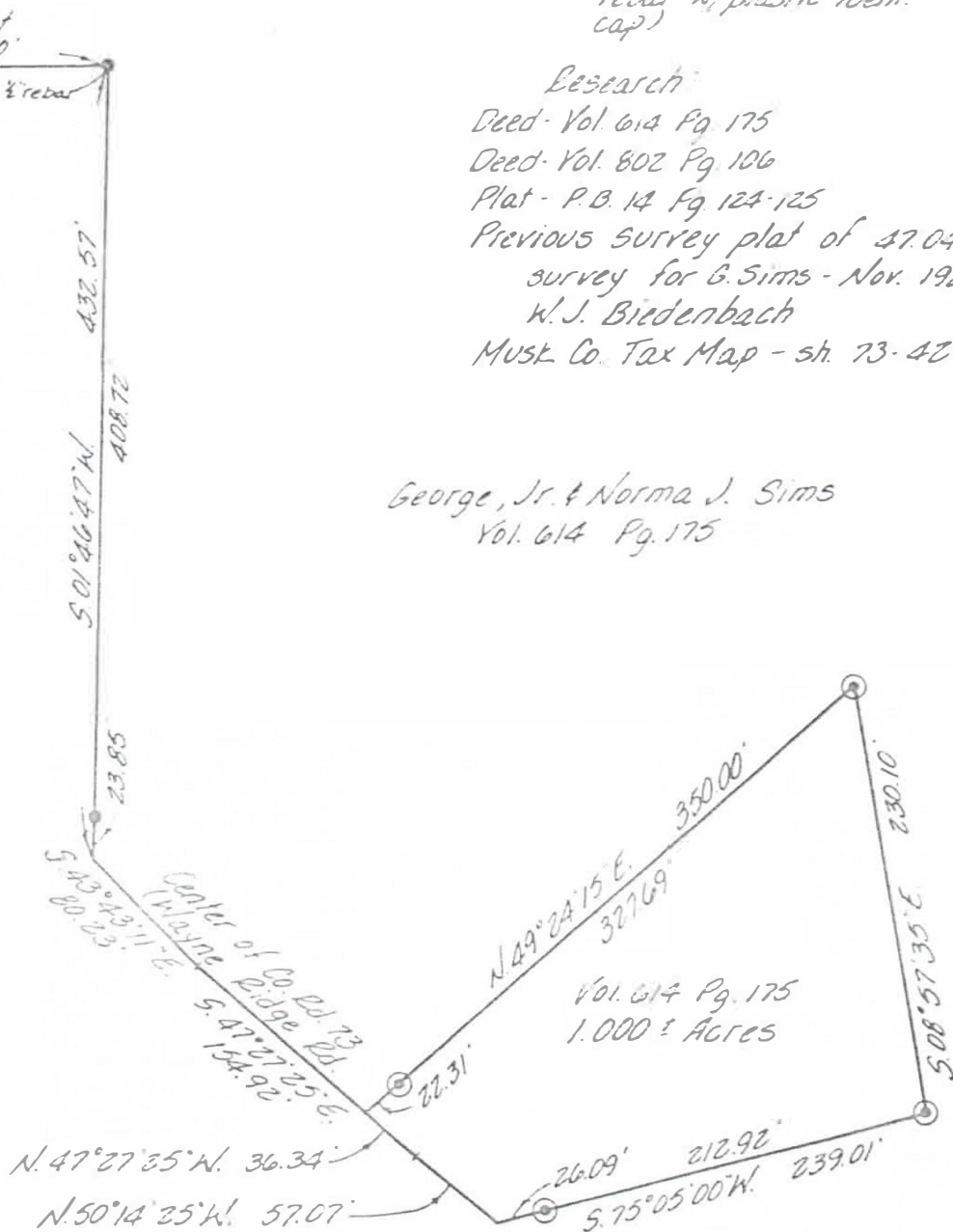
Plat - P.B. 14 Pg. 124-125

Previous survey plat of 47.045 ± Ac  
survey for G. Sims - Nov. 1983 by  
W.J. Biedenbach

Musk Co. Tax Map - sh. 73-42

George, Jr. & Norma J. Sims  
Vol. 614 Pg. 175

T.H. & R. Schenkel  
Vol. 802 Pg. 106



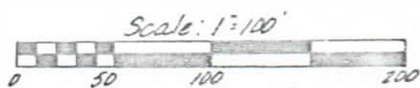
Auditors Parcel No. - 73-73-42-01-49 (Part)

Being a part of tracts conveyed to George, Jr. & Norma J. Sims by deed  
recorded in Deed Book Volume 614, Pg. 175 of the Muskingum County Deed  
Records, situated in the Southwest Quarter of Section 12, Township 12, Range  
3 of the Congress Lands East of the Scioto River, Wayne Township,  
Muskingum County, Ohio.

I hereby certify the above plat and survey  
to be correct, to the best of my knowledge and  
belief, prepared by me this 29<sup>th</sup> day of  
April, 1986.

**OFFICE COPY  
NOT RECORDABLE**

Michael D. Nichols  
Reg. Surveyor #6923



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

Drawn by: *WJ* Date: 4-29-86