

73-42-01-49-005

DESCRIPTION FOR CONVEYANCE

3325 WAYNE RIDGE RD

BEING A PART OF TRACTS CONVEYED TO NORMA J. SIMS BY DEED
RECORDED IN DEED BOOK VOLUME 1007, PAGE 85 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 191.26
FEET TO A POINT IN THE CENTER OF SAID COUNTY ROAD NUMBER 73;
THENCE SOUTH 50 DEGREES 14 MINUTES 25 SECONDS EAST 57.07 FEET
TO THE CENTER OF SAID COUNTY ROAD NUMBER 73, SAID POINT BEING
THE PLACE OF BEGINNING OF THIS TRACT HEREIN INTENDED TO BE
CONVEYED; THENCE NORTH 75 DEGREES 05 MINUTES 00 SECONDS EAST
239.01 FEET ALONG THE SOUTH LINE OF A 6.939 MORE OR LESS ACRE
TRACT TO AN EXISTING IRON PIN; THENCE NORTH 08 DEGREES 57
MINUTES 35 SECONDS WEST 230.10 FEET ALONG THE EAST
LINE OF SAID 6.939 MORE OR LESS ACRE TRACT TO AN EXISTING
IRON PIN (5/8 INCH REBAR); THENCE NORTH 12 DEGREES 35 MINUTES
27 SECONDS EAST 355.18 FEET ALONG THE EAST LINE OF SAID 6.939
MORE OR LESS ACRE TRACT TO AN EXISTING IRON PIN (3/4 INCH
PIPE); THENCE NORTH 87 DEGREES 38 MINUTES 00 SECONDS EAST
222.83 FEET TO AN IRON PIN SET; THENCE SOUTH 03 DEGREES 09
MINUTES 41 SECONDS WEST 506.18 FEET TO AN IRON PIN SET;
THENCE SOUTH 03 DEGREES 36 MINUTES 25 SECONDS EAST 200.25
FEET TO THE CENTER OF COUNTY ROAD NUMBER 73, PASSING AN IRON
PIN SET AT 178.34 FEET; THENCE ALONG COUNTY ROAD NUMBER 73
(WAYNE RIDGE ROAD) THE NEXT SEVEN COURSES AND DISTANCES:
1) SOUTH 75 DEGREES 50 MINUTES 14 SECONDS WEST 44.58 FEET,
2) SOUTH 85 DEGREES 00 MINUTES 50 SECONDS WEST 206.64 FEET,
3) NORTH 85 DEGREES 54 MINUTES 45 SECONDS WEST 42.33 FEET,
4) NORTH 80 DEGREES 18 MINUTES 32 SECONDS WEST 17.05 FEET,
5) NORTH 68 DEGREES 06 MINUTES 57 SECONDS WEST 83.53 FEET,
6) NORTH 52 DEGREES 56 MINUTES 25 SECONDS WEST 51.59 FEET,
7) NORTH 50 DEGREES 14 MINUTES 25 SECONDS WEST 43.32 FEET TO
THE PLACE OF BEGINNING.

CONTAINING 4.703 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL
ROAD RIGHT-OF-WAY OF COUNTY ROAD NUMBER 73, AND ALL
APPLICABLE EASEMENTS.

Township, Muskingum County, Ohio.

Previous survey of 41.0701 Ac.
Previous survey of 1.00+ Ac.
Muskingum County Tax Map

I hereby certify to the best of my knowledge,
information, and belief, the above plat and survey
to be correct as prepared by me, this 16th day
of August 1993.

W.J. Biedenbach
Reg. Surveyor #5718

OFFICE COPY
NOT RECORDABLE

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 8-16-93
Scale: 1" = 100'	Checked by: J
Job N°: 3647	B. Metcalf

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

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 18TH DAY OF AUGUST, 1993.

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

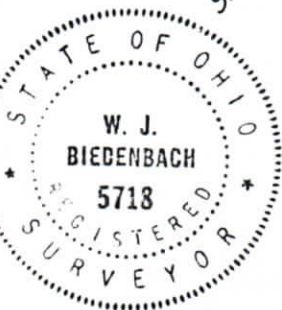
D3647B-5 B.METCALF

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

AL Smith
8-20-93

T. & R. Schenke
Vol. 802, Pg. 106



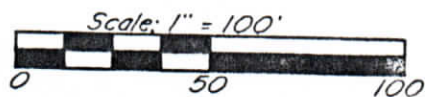
Bearings are based on the plat bearings of
Green Hills Subdivision (Pb. 14, Pg. 124).

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,
information, and belief, the above plat and survey
to be correct as prepared by me, this 16th day
of August 1993.

W.J. Biedenbach
Reg. Surveyor #5718

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- ~ Existing Iron Pin ($\frac{5}{8}$ " rebar unless otherwise noted)
- ⊙ ~ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w / plastic ld. cap)

6.939± Acres

1.000± Acres

Norma J. Sims
Vol. 1007, Pg. 85
4.703± Acres

Par N° 73-73-42-01-49-000 (part)

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY Ad Smith
8-20-93
(Wayne Ridge Rd.)

Research

Vol. 614 Pg. 175
Vol. 802 Pg. 106
Previous survey of 47.045± Ac.
Previous survey of 1.00± Ac.
Muskingum County Tax Map

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 8-16-93
Scale: 1" = 100'	Checked by: <u>JD</u>
Job No. 3647	