

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 NORTHWEST QUARTER AND 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 IRON PIN (1/2 INCH ID PIPE) AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12; THENCE NORTH 01 DEGREE 45 MINUTES 17 SECONDS EAST 212.16 FEET ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER TO AN EXISTING P/K NAIL; THENCE NORTH 76 DEGREES 21 MINUTES 36 SECONDS EAST 226.40 FEET ALONG THE SOUTHERLY LINE OF A TRACT CONVEYED TO RICHARD CAW AS RECORDED IN DEED BOOK VOLUME 571, PAGE 319 OF THE MUSKINGUM COUNTY DEED RECORDS, TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 76 DEGREES 21 MINUTES 36 SECONDS WEST 169.60 FEET FROM AN EXISTING IRON PIN (3/4 INCH ID PIPE); THENCE SOUTH 08 DEGREES 57 MINUTES 14 SECONDS WEST 706.42 FEET TO THE CENTER OF COUNTY ROAD 73 (WAYNE RIDGE ROAD) AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO T. H. AND R. SCHENKEL AS RECORDED IN DEED BOOK VOLUME 802, PAGE 106 OF SAID COUNTY RECORDS, PASSING IRON PINS SET AT 235.81 FEET AND 676.42 FEET; THENCE NORTH 01 DEGREE 46 MINUTES 47 SECONDS EAST 432.57 FEET ALONG THE EAST LINE OF THE SAID SCHENKEL TRACT TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (3/4 INCH REBAR) AT 23.85 FEET; THENCE WEST 130.00 FEET ALONG THE NORTH LINE OF THE SAID SCHENKEL TRACT TO THE PLACE OF BEGINNING.

CONTAINING 1.366 MORE OR LESS ACRES 1.004 MORE OR LESS ACRES NORTHWEST QUARTER AND 0.272 MORE OR LESS ACRES IN SOUTHWEST QUARTER, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF COUNTY ROAD NUMBER 73 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 BEARINGS OF GREEN HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 124-125 OF THE MUSKINGUM COUNTY PLAT RECORDS.

AUDITORS PARCEL NUMBER 73-73-42-01-49 (PART)  
AUDITORS PARCEL NUMBER 73-73-42-01-53 (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 S-6923

D2405 G. SIMS



OK WJD  
5-7-86

Richard Oak  
Vol 571 Pg 319

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

- ✱ ~ Existing Pk Nail
- ~ Existing Iron Pin (3/4" rebar,  
unless otherwise indicated)
- ⊙ ~ Iron Pin Set (5/8" x 30" rebar,  
with plastic identification cap)

Section 12

SECTION 13  
SECTION 12



Vol 614 Pg 175  
1.366 ± Acres

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

West  
130.00'

NORTHWEST QTR.  
SOUTHWEST QTR.

Auditors Parcel No. - 73-73-42-01-49 (Part)  
73-73-42-01-53 (Part)

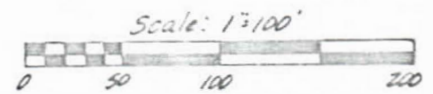
1.366 ± Acres - Total  
1.094 ± Acres - Northwest Qtr.  
0.272 ± Acres - Southwest Qtr.

Research:  
Deed - Vol 614 Pg 175  
Deed - Vol. 802 Pg. 106  
Previous Survey Plat of 470.45 ± A.  
survey for G. Sims - Nov. 1983 by  
W.J. Biedenbach  
Plat - P.B. 14 Pg. 124-125  
Muskingum Co. Tax Map - Sh. 73-42

Being a part of tracts conveyed to George, Jr. & Norma J. Sims  
by deed recorded in Deed Book Volume 614, Page 175 of the Muskingum  
County Deed Records; situated in the Northwest Quarter and 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 the above plat and  
survey to be correct, to the best of my  
knowledge and belief as prepared by me  
this 29th day of April 1986.

**OFFICE COPY  
NOT RECORDABLE**



W. J. BIEDENBACH & ASSOC. Surveying & Mapping 3120 Lisa Ln., Zanesville, Ohio 43701 (614) 453-4850	
Drawn by: <i>WJ</i>	Date: 4-29-86
Scale: 1"=100'	Checked by: <i>WJ</i>