

W. J. BIEDENBACH AND ASSOCIATES
surveying and mapping
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TRACT I

MOYER

AUDITORS PARCEL NUMBER 73-73-51-01-62-000 (PART)

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 4; TOWNSHIP 11, 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 (2 INCH PIPE) AT THE NORTHWEST CORNER
OF LOT NUMBER 10 OF COZY ACRES AS RECORDED IN PLAT BOOK 13, PAGE 47 OF THE
MUSKINGUM COUNTY PLAT RECORDS; THENCE NORTH 85 DEGREES 26 MINUTES 28
SECONDS WEST 594.79 FEET ALONG THE NORTH LINE OF A 15.042 MORE OR LESS ACRE
TRACT CONVEYED TO CHARLES DURANT BY DEED RECORDED IN VOLUME 951, PAGE 141
OF THE MUSKINGUM COUNTY DEED RECORDS TO AN EXISTING IRON PIN (5/8 INCH
REBAR), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN
INTENDED TO BE DESCRIBED; THENCE SOUTH 04 DEGREES 15 MINUTES 00 SECONDS
WEST 219.71 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 85
DEGREES 26 MINUTES 28 SECONDS EAST 62.61 FEET TO AN EXISTING IRON PIN (5/8 INCH
REBAR); THENCE SOUTH 04 DEGREES 33 MINUTES 32 SECONDS WEST 412.01 FEET TO AN
EXISTING IRON PIN (5/8 INCH REBAR); THENCE NORTH 77 DEGREES 14 MINUTES 45
SECONDS WEST 34.53 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE); THENCE
CONTINUING NORTH 77 DEGREES 14 MINUTES 45 SECONDS WEST 144.83 FEET TO AN
IRON PIN SET; THENCE NORTH 03 DEGREES 12 MINUTES 03 SECONDS WEST 611.75 FEET
TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE ABOVE SAID NORTH LINE OF THE
DURANT TRACT, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 176.94 FEET;
THENCE SOUTH 85 DEGREES 26 MINUTES 28 SECONDS EAST 196.34 FET TO THE PLACE OF
BEGINNING.

CONTAINING 2.778 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

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NOT RECORDABLE

DESCRIPTION APPROVED
FOR AUDITORS' RECORD
10-23-96

ALSO THE FOLLOWING TWENTY FOOT WIDE INGRESS AND EGRESS EASEMENT

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 4; TOWNSHIP 11, 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 (2 INCH PIPE) AT THE NORTHWEST CORNER
OF LOT NUMBER 10 OF COZY ACRES AS RECORDED IN PLAT BOOK 13, PAGE 47 OF THE
MUSKINGUM COUNTY PLAT RECORDS; THENCE NORTH 85 DEGREES 26 MINUTES 28
SECONDS WEST 594.79 FEET ALONG THE NORTH LINE OF A 15.042 MORE OR LESS ACRE
TRACT CONVEYED TO CHARLES DURANT BY DEED RECORDED IN VOLUME 951, PAGE 141
OF THE MUSKINGUM COUNTY DEED RECORDS TO AN EXISTING IRON PIN (5/8 INCH
REBAR); THENCE CONTINUING NORTH 85 DEGREES 26 MINUTES 28 SECONDS WEST
196.34 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 03 DEGREES
12 MINUTES 03 SECONDS EAST 611.75 FEET TO AN IRON PIN SET, SAID POINT BEING THE
PLACE OF BEGINNING OF THIS EASEMENT; THENCE SOUTH 77 DEGREES 14 MINUTES 45
SECONDS EAST 20.80 FEET TO AN IRON PIN SET; THENCE SOUTH 03 DEGREES 12
MINUTES 03 SECONDS EAST 326.17 FEET TO A POINT IN THE CENTER OF TOWNSHIP
ROAD 238 (LAWHEAD LANE), PASSING AN IRON PIN SET AT 306.63 FEET; THENCE NORTH
84 DEGREES 51 MINUTES 50 SECONDS WEST 20.21 FEET TO A POINT IN THE SAID ROAD;
THENCE LEAVING THE SAID ROAD, NORTH 03 DEGREES 12 MINUTES 03 SECONDS WEST
328.96 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (5/8 INCH
REBAR) AT 20.00 FEET.

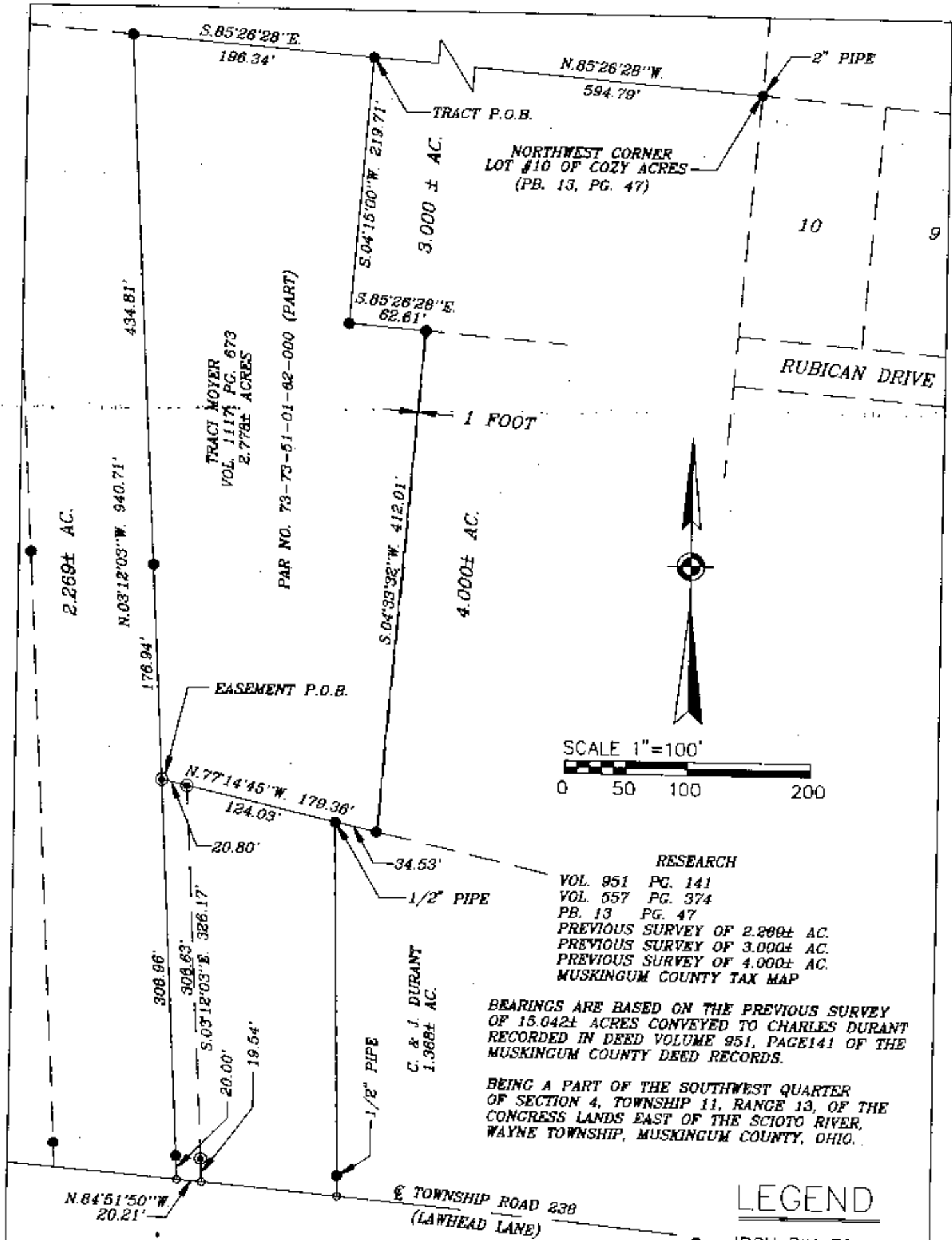
ALL IRON PINS SET ARE 5/8 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS.
(BIEDENBACH PS5718PS6923)

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 15.042 MORE OR LESS ACRES
(VOLUME 951, PAGE 141) DATED APRIL 30TH 1985 PREPARED BY W. J. BIEDENBACH AND
ASSOCIATES

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 2ND DAY OF
OCTOBER 1996.

OFFICE COPY
NOT RECORDED
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

D4061 D.MOYER



RESEARCH
VOL. 951 PG. 141
VOL. 557 PG. 374
PB. 13 PG. 47
PREVIOUS SURVEY OF 2.269± AC.
PREVIOUS SURVEY OF 3.000± AC.
PREVIOUS SURVEY OF 4.000± AC.
MUSKINGUM COUNTY TAX MAP

BEARINGS ARE BASED ON THE PREVIOUS SURVEY
OF 15.042± ACRES CONVEYED TO CHARLES DURANT
RECORDED IN DEED VOLUME 951, PAGE 141 OF THE
MUSKINGUM COUNTY DEED RECORDS.

BEING A PART OF THE SOUTHWEST QUARTER
OF SECTION 4, TOWNSHIP 11, RANGE 13, OF THE
CONGRESS LANDS EAST OF THE SCIOTO RIVER,
WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO.

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ◊ ANGLE POINTS

REVISION APPROVED
FOR AMENDMENT #2

10-23-96

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME.
THIS 2nd DAY OF OCTOBER 1996

**OFFICE COPY
NOT RECORDABLE**

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

STATE OF OHIO
W. J. BIEDENBACH
5718
REGISTERED
SURVEYOR

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
DRAWN BY: AJS	DATE: 10-2-96
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 4061	DRAWING NO: C:\4061\4061