

DESCRIPTION FOR CONVEYANCE
AUDITORS PARCEL NUMBER 73-73-72-07-19-000 (PART)

73-72-07-19-001
3030 SOUTH JAMES PI.

ANG A PART OF THE 5.520 MORE OR LESS ACRE TRACT CONVEYED TO ROY WILLIAMS AS RECORDED IN DEED VOLUME 1076, PAGE 94 OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN FRACTIONAL SECTION 7, 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 A EXISTING IRON PIN (AXLE) AT THE NORTHWEST CORNER OF LOT 9 OF CULBERTSON'S SUBDIVISION (AS SAID CORNER IS DESCRIBED IN DEED BOOK VOLUME 790, PAGE 280; THENCE WITH THE NORTH LINE OF SECTION 7, NORTH 83 DEGREES 16 MINUTES 21 SECONDS WEST 762.96 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP); THENCE NORTH 83 DEGREES 03 MINUTES 22 SECONDS WEST 461.19 FEET TO AN EXISTING IRON PIN (AXLE) AT THE NORTHEAST CORNER OF A 0.76 MORE OR LESS ACRE TRACT CONVEYED TO ROY LEE AND J. CHARLENE COX BY DEED RECORDED IN VOLUME 903 PAGE 10 OF THE SAID COUNTY RECORDS; THENCE WITH THE NORTH LINE OF SAID COX TRACT AND THE NORTH LINE OF A 1.75 MORE OR LESS ACRE TRACT CONVEYED TO GERALD W. & MILDRED J. CLEVER BY DEED RECORDED IN VOLUME 526 PAGE 575, NORTH 83 DEGREES 25 MINUTES 00 SECONDS WEST, PASSING EXISTING IRON PIN AT 112.45 FEET AND 635.65 FEET, A TOTAL DISTANCE OF 692.74 FEET TO AN EXISTING IRON PIN (3/4 INCH ROD IN CONCRETE) AT THE NORTHEAST CORNER OF A 2.20 MORE OR LESS ACRE TRACT CONVEYED TO JOHN D. AND ANITA R. BUTTS BY DEED RECORDED IN VOLUME 988, PAGE 399 OF THE SAID COUNTY RECORDS, SAID POINT ALSO BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 43 DEGREES 34 MINUTES 00 SECONDS EAST 343.39 FEET TO AN IRON PIN SET ON THE WESTERLY LINE OF A 1.25 MORE OR LESS ACRE TRACT CONVEYED TO JAMES A. AND KATHY S. SMITH BY DEED RECORDED IN VOLUME 712, PAGE 147 OF THE SAID COUNTY RECORDS; THENCE WITH THE SAID WESTERLY LINE SOUTH 45 DEGREES 05 MINUTES 15 SECONDS WEST 440.80 FEET TO A POINT ON THE LOW WATER MARK OF THE MUSKINGUM RIVER, PASSING AN EXISTING IRON PIN (3/4 INCH ROD) AT 285.69 FEET; THENCE WITH THE SAID LOW WATER MARK NORTH 40 DEGREES 42 MINUTES 22 SECONDS WEST 354.18 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF THE ABOVE MENTIONED BUTTS TRACT; THENCE WITH THE EASTERLY LINE OF THE SAID BUTTS TRACT, NORTH 46 DEGREES 26 MINUTES 00 SECONDS EAST 423.00 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (3/4 INCH ID PIPE) AT 146.46 FEET.

CONTAINING 3.454 MORE OR LESS ACRES (1.131 MORE OR LESS ACRES IN STATE ROUTE 60 RIGHT-OF-WAY) SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF STATE ROUTE 60 AND ALL OTHER APPLICABLE EASEMENTS INCLUDING THE INGRESS EGRESS EASEMENT ALONG THE WEST SIDE OF THE ABOVE MENTIONED JAMES A. SMITH TRACT RESERVED BY STELLA M. EPPLBY BY DEED RECORDED IN VOLUME 598, PAGE 254.

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

BEARINGS ARE BASED ON THE DEED BEARING OF THE NORTH LINE OF SECTION 7 IN DEED BOOK VOLUME 598 PAGE 253 (NORTH 83 DEGREES 25 MINUTES 00 SECONDS WEST).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 26TH DAY OF MARCH 1993.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

W. J. Biedenbach
W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

BY *A. L. Smith*
d3591A-5 WILLIAMS 4/28-93

Ohio

0 100 200

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 26th day of February, 1993.

W. J. Biedenbach
W. J. Biedenbach
Reg. Surveyor #5718



W. J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(614) 453-4850

Drawn by: SDD	Date: 2-26-93
Scale: 1" = 100'	Checked by: JP
Job No.: 3591	R. Williams

Bearings are based on the Deed Bearing of North Line of Section 7 as recorded in Deed Book Volume 598, Page 253.

- ~ Existing Iron Pin ($\frac{3}{4}$ " rod unless otherwise noted)
- ⊙ ~ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w/ 1 plastic ld. cap)

Research

Vol. 1076 Pg. 94
 Vol. 988 Pg. 399
 Vol. 712 Pg. 147
 Vol. 877 Pg. 214
 Vol. 903 Pg. 10
 Vol. 399 Pg. 31
 Muskingum County Tax Map

DESCRIPTION APPROVED
 FOR AUDITOR'S TRANSFER
 BY *A. J. Biedenbach*
 4/28/93

N.83°25'00"W.
 North Line Section 7

Roy Williams
 Vol. 1076, Pg. 94
 2.066± Acres

Roy Williams
 Vol. 1076, Pg. 94

3.454± Acres

Por N° 73-73-72-07-19-000 (part)

J. Bulls
 Vol. 988, Pg. 399

J. B. K. Smith
 Vol. 712, Pg. 147

R. B. J. Cox
 Vol. 903, Pg. 10

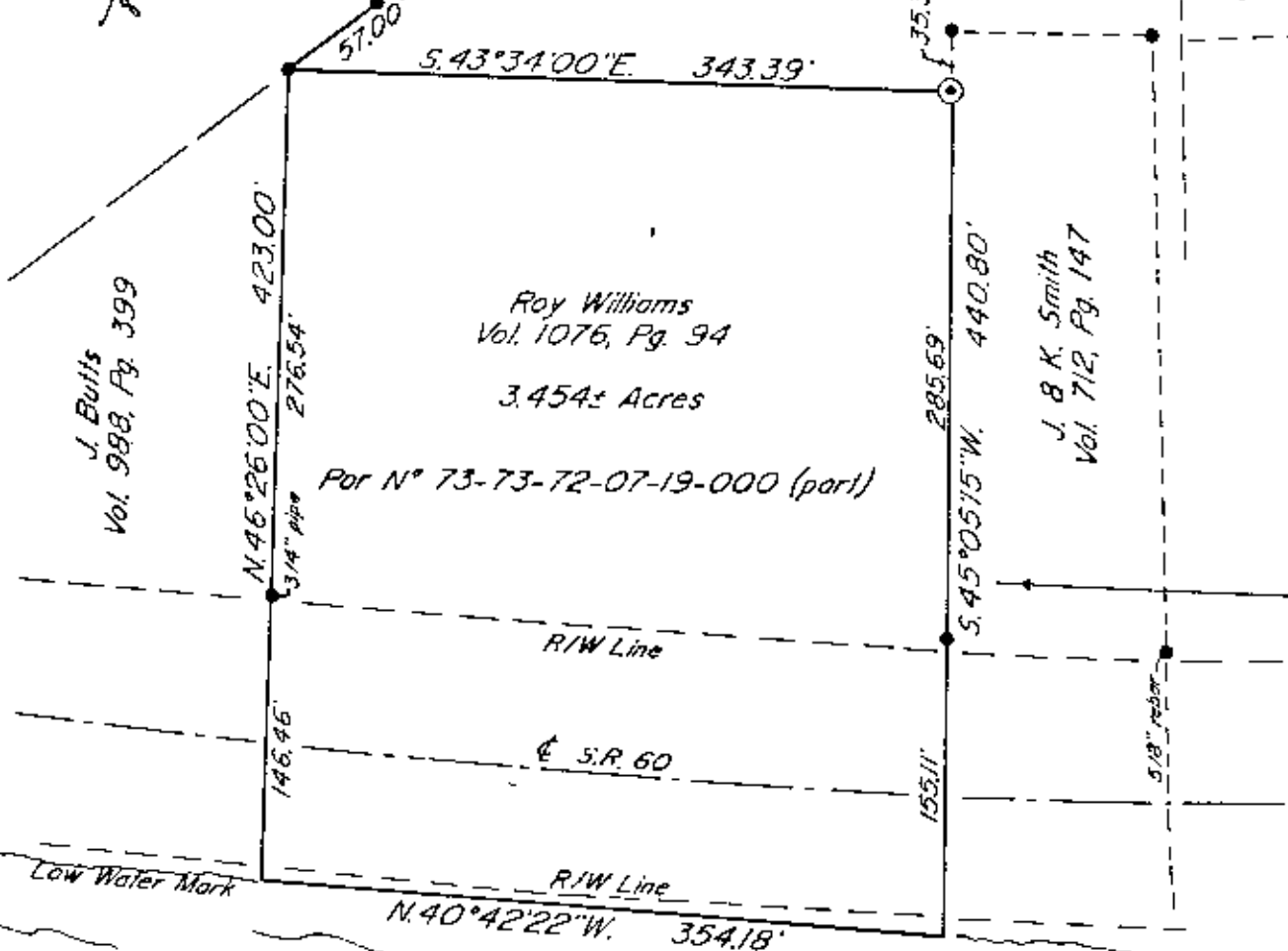
Subject to Ingress & Egress Easement as reserved by Stella Eppley by Deed Volume 598, Page 254.

Northwest Corner Lot 9
 of Culbertson's Subd.
 (Vol. 790, Pg. 280)

7.15
 1.25
 1.02
 8.97

5.52
 3.45
 8.97
 3.62
 4.24
 1.60
 1.07
 1.08
 1.15

N.83°16'21"W.
 762.96'
 N.83°03'22"W.
 461.19'
 N.83°25'00"W.
 112.45'



Muskingum River

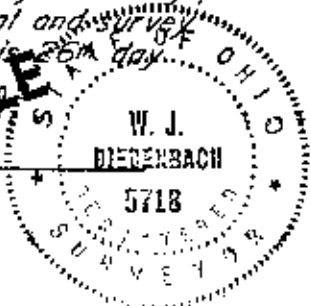
Being a part of Fractional Section 7, Township 11, Range 13, of the Congress Lands East of the Scioto River, Wayne Township, Muskingum County, Ohio.

Scale: 1" = 100'
 0 100 200

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 26th day of February, 1993.

OFFICE COPY
 NOT RECORDABLE

W. J. BIEDENBACH
 Reg. Sur. #5718



W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 2-26-93
Scale: 1" = 100'	Checked by: <i>[Signature]</i>
Job No: 3521	R. Williams