

73-90-01-23

137 MAIN ST

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

DESCRIPTION FOR CONVEYANCE
W. & K. ANDERSON
PARCEL NUMBER 73-73-90-01-23-000 (ALL)

BEING A PART OF THE SOUTHEAST FRACTION OF SECTION 30,
TOWNSHIP 13, RANGE 12, OF THE CONGRESS LANDS EAST OF THE
SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND
BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30; THENCE
SOUTH 05 DEGREES 17 MINUTES 00 SECONDS WEST 3407.92 FEET (BY
DEED) TO A POINT; THENCE NORTH 79 DEGREES 14 MINUTES 00
SECONDS WEST 629.41 FEET ALONG THE SOUTH LINE OF THE SECOND
TRACT IN A DEED CONVEYED TO THE OHIO POWER COMPANY BY DEED
RECORDED IN VOLUME 197, PAGE 32 OF THE MUSKINGUM COUNTY DEED
RECORDS TO AN IRON PIN SET AT THE PLACE OF BEGINNING OF THE
TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 34
DEGREES 27 MINUTES 15 SECONDS WEST 316.66 FEET ALONG THE WEST
LINE OF THE SAID OHIO POWER COMPANY TO A POINT ON THE NORTH
RIGHT-OF-WAY LINE OF STATE ROUTE 60, PASSING AN EXISTING
CONCRETE MONUMENT AT 314.57 FEET; THENCE WITH THE SAID NORTH
RIGHT-OF-WAY LINE NORTH 55 DEGREES 10 MINUTES 45 SECONDS WEST
200.00 FEET TO AN IRON PIN SET; THENCE NORTH 34 DEGREES 27
MINUTES 15 SECONDS EAST 202.65 FEET TO AN IRON PIN SET;
THENCE NORTH 55 DEGREES 32 MINUTES 45 SECONDS WEST 4.00 FEET
TO AN IRON PIN SET; THENCE NORTH 34 DEGREES 27 MINUTES 15
SECONDS EAST 35.00 FEET TO AN IRON PIN SET; THENCE SOUTH 54
DEGREES 50 MINUTES 50 SECONDS EAST 26.07 FEET TO AN IRON PIN
SET; THENCE SOUTH 79 DEGREES 14 MINUTES 00 SECONDS EAST
194.30 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.255 MORE OR LESS ACRES, SUBJECT TO ALL
APPLICABLE EASEMENTS, INCLUDING THE RESERVATION OF AN
EASEMENT AND RIGHT-OF-WAY IN A DEED FROM DUNCAN FALLS
CEMETERY ASSOCIATION TO B. J. SEVERANCE DATED DECEMBER 30,
1936. ALSO A RIGHT-OF-WAY AS DESCRIBED IN THE DEED CONVEYED
TO WM. H. AND KATHRYN L. ANDERSON (VOLUME 545, PAGE 50) ON
AND OVER LAND OWNED BY DUNCAN FALLS CEMETERY ASSOCIATION.

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

BEARINGS ARE BASED ON THE DEED DESCRIBING THE 11.50 MORE OR
LESS ACRE TRACT CONVEYED TO THE OHIO POWER COMPANY BY DEED
RECORDED IN VOLUME 197, PAGE 32.

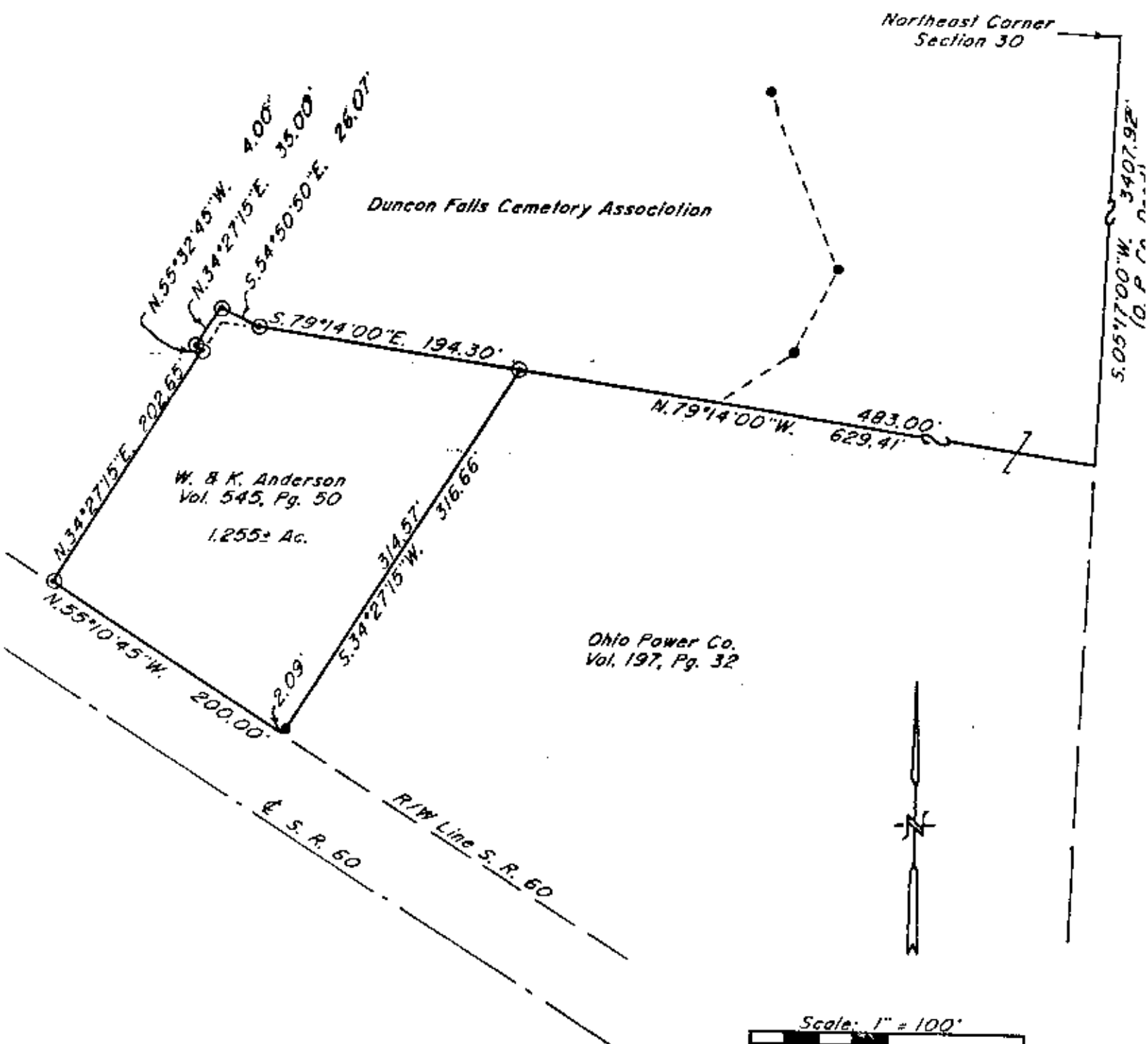
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 2ND DAY OF
NOVEMBER

W. J. BIEDENBACH
REGISTERED SURVEYOR #5718

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Mamm 11/5/90
03255 WILLIAMS

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NOT RECORDABLE



Bearings are based on the previous survey of 11.50± acres as Conveyed to Ohio Power Co. and recorded in Volume 197, Page 32 of the Muskingum County Deed Records.

Being a part of the Southeast Fraction of Section 30, Township 13, Range 12, of the Congress Lands East of the Scioto River, Wayne Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as prepared by me, this 1st day of November, 1990.

W.J. Biedenbach
Reg. Surveyor #5718

**OFFICE COPY
NOT RECORDABLE**

- ~ Existing Concrete Monument
- ⊙ ~ Iron Pin Set (3/8" x 30" rebar w/ plastic id. cap)

Research

Vol. 545 Pg. 50
Vol. 197 Pg. 32
Vol. 222 Pg. 294
Pb. 1 Pg. 71
Pb. 1 Pg. 192
R/W Plan S.R. 60
Muskingum County Tax Map

Par N° 73-73-90-01-23-000 (all)

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Hawk
11-5-90

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 11-01-90
Scale: 1" = 100'	Checked by: SD
Job N°: 3255	Williams