

# W. J. Biedenbach & Associates

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Surveying and Mapping

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M. AND V. OSBORN

AUDITORS PARCEL NUMBERS  
17-17-07-01-03-000 (ALL)

BEING A PART OF LOT NUMBER 2 AND LOT NUMBER 3 SIBLEY'S SUBDIVISION IN THE 1<sup>ST</sup> QUARTER OF TOWNSHIP 1, RANGE 8, UNITED STATES MILITARY LANDS, IN FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN EXISTING ½ INCH REBAR MARKING THE SOUTHWEST CORNER OF LOT 3 OF SAID SIBLEY'S SUBDIVISION;

**THENCE** NORTH 02 DEGREES 30 MINUTES 32 SECONDS EAST 2398.28 FEET ALONG THE WEST LINE OF LOT NUMBER 3 OF SAID SIBLEY'S SUBDIVISION TO AN EXISTING 5/8 INCH REBAR MARKING THE NORTHWEST CORNER OF HEREIN BEFORE MENTIONED LOT NUMBER 3, PASSING AN EXISTING 5/8 INCH REBAR AT 751.79 FEET;

**THENCE** SOUTH 88 DEGREES 10 MINUTES 19 SECONDS EAST 236.16 FEET, ALONG THE SOUTH LINE OF A TRACT CONVEYED TO RAY THOMAS LUMBERTOWN, INC. AS RECORDED IN DEED VOLUME 739, PAGE 11 OF THE MUSKINGUM COUNTY DEED RECORDS TO AN EXISTING IRON PIN;

**THENCE** SOUTH 87 DEGREES 55 MINUTES 02 SECONDS EAST 1213.17 FEET ALONG THE SOUTH LINE OF A TRACT CONVEYED TO D. AND T. SARBAUGH (VOLUME 1141, PAGE 752) E. JACKSON, JR. (VOLUME 993, PAGE 387) TO A POINT, PASSING EXISTING IRON PINS AT 851.87 FEET AND 881.87 FEET;

**THENCE** SOUTH 02 DEGREES 11 MINUTES 33 SECONDS WEST 2504.48 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD NUMBER 309 (FAIRVIEW ROAD), PASSING AN EXISTING IRON PIN (REBAR) MARKING THE NORTHWEST CORNER OF A TRACT CONVEYED TO NORTHSIDE GARDEN CENTER (VOLUME 1059, PAGE 399), AT 10.29 FEET ALSO PASSING EXISTING IRON PINS AT 1311.12 FEET AND 1596.85 FEET;

**THENCE** ALONG SAID TOWNSHIP ROAD THE NEXT SIX COURSES AND DISTANCES:

- 1) NORTH 86 DEGREES 21 MINUTES 36 SECONDS WEST 102.41 FEET;
- 2) NORTH 87 DEGREES 19 MINUTES 39 SECONDS WEST 25.00 FEET;
- 3) NORTH 86 DEGREES 32 MINUTES 03 SECONDS WEST 360.81 FEET;
- 4) NORTH 85 DEGREES 15 MINUTES 38 SECONDS WEST 389.65 FEET;
- 5) NORTH 81 DEGREES 59 MINUTES 53 SECONDS WEST 349.22 FEET;
- 6) NORTH 83 DEGREES 57 MINUTES 17 SECONDS WEST 238.44 FEET TO A POINT ON THE WEST LINE OF LOT 2 OF SAID SIBLEY'S SUBDIVISION;

**THENCE** LEAVING SAID TOWNSHIP ROAD NUMBER 309 NORTH 02 DEGREES 30 MINUTES 32 SECONDS EAST 22.91 FEET TO THE PLACE OF BEGINNING.

**CONTAINING** 82.685 MORE OR LESS ACRES 2.502 ACRES IN LOT NUMBER 2 AND 80.183 IN LOT NUMBER 3, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE STATE PLANE GRID FROM A PREVIOUS SURVEY BY R. M. GRAVES ALONG THE WEST AND SOUTH LINES OF THIS TRACT (DATED DECEMBER 30, 1994.)

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 16<sup>TH</sup> DAY OF FEBRUARY 1999.

W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY A.L. Swinehart  
2-22-99 KB

## SURVEY FOR CAROL GOFF

RAY THOMAS LUMBERTOWN, INC.  
VOL. 739, PG. 11

AUDITORS PARCEL NUMBER  
17-17-07-01-03-000 (ALL)

E. JACKSON  
VOL. 1065, PG. 487

E. JACKSON, JR.  
VOL. 993, PG. 387

MUSKINGUM TOWNSHIP S.88°10'19"E.  
236.16'

D. & T. SARBAUGH  
VOL. 1141, PG. 752

S.87°55'02"E. 1213.17'

FALLS TOWNSHIP

5/8" REBAR

851.87'

5/8" REBAR  
(WJB)

331.30'  
30.00'

39.28'

5/8" REBAR  
(WJB)

10.29'

5/8" REBAR  
(LINN)

1300.83'

S.02°11'33"W. 2504.48'

5/8" REBAR  
(LINN)

285.73'

5/8" REBAR  
(LINN)

NORTHSIDE GARDEN CENTER  
VOL. 1069, PG. 399

BEING PARTS OF LOT 2 AND LOT 3 OF SIBLEY'S SUBDIVISION  
IN QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF THE  
UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM  
COUNTY, OHIO.

BEARINGS ARE BASED ON THE STATE PLANE GRID FROM A  
PREVIOUS SURVEY BY R.M. GRAVES ALONG THE WEST AND  
SOUTH LINES OF THIS TRACT (DATED DECEMBER 30, 1994)

SCALE 1"=300'  
0 150 300 600

MILLARD R. & VIRGINIA R.  
OSBORN  
VOL. 1077, PG. 133  
82.665 ± ACRES

RESEARCH:  
VOL. 1077, PG. 133  
VOL. 1059, PG. 399  
MUSKINGUM CO. TAX MAP

PREVIOUS SURVEY OF 9.47 AC.  
BY R.M. GRAVES #5792, DATED  
12-30-94.

## LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAP)
- ANGLE POINTS
- ⊗ QUARTER CORNER

L.P. DINAN SURVEY #5451

LOT 4

LOT 3

N.02°30'32"E. 2421.19'

1646.40'

5/8" REBAR  
(BOCK & CLARK)

751.79'

22.91'

LOT 4 1/8" REBAR  
LOT 5

N.83°57'17"W. 236.44'  
N.81°59'53"W. 349.22'

E TOWNSHIP ROAD 309  
(FAIRVIEW ROAD)

WOLFE BUILDING CENTER, INC.  
VOL. 1109, PG. 469  
8.47 ACRES

5/8" REBAR

1.01 ± ACRES

P. & P. NORMAN  
VOL. 1116, PG. 546

3/4" PIPE

N.86°32'03"W. 380.81'  
N.87°19'39"W. 25.00'

C.R. & W.J. NORMAN  
VOL. 999, PG. 381

907.63'

907.63'

LOT 3  
LOT 2

3/4" PIPE  
N.86°21'36"W. 102.41'

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY A.L. Swinehart  
2-22-99 K8

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 16th DAY OF FEBRUARY, 1999.

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

W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(740) 453-4850

DRAWN BY:  
AJS

DATE:  
02-16-99

SCALE:  
1"=300'

CHECKED BY:  
WJB

JOB NO:  
4396

DRAWING NO:  
D:\4396\4396