

62-2602-08-006  
1250 HILKOPF CREEK DR

# W. J. Biedenbach & Associates

Surveying and Mapping

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## CAROL GOFF AUDITORS PARCEL NUMBER 62-62-26-02-08-000 (PART) Tract 3

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER;

**THENCE** WITH THE WEST LINE OF THE SAID NORTHWEST QUARTER, NORTH 00 DEGREES 27 MINUTES 43 SECONDS WEST 236.72 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

**THENCE** WITH THE SOUTH AND EAST LINES OF A 0.905 MORE OR LESS ACRE TRACT, THE NEXT THREE COURSES AND DISTANCES:

- 1) NORTH 42 DEGREES 36 MINUTES 07 SECONDS EAST 215.75 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 145.94 FEET (CHORD BEARING NORTH 23 DEGREES 07 MINUTES 17 SECONDS EAST 97.34 FEET) AN ARC DISTANCE OF 99.24 FEET TO A POINT;
- 3) NORTH 03 DEGREES 38 MINUTES 27 SECONDS EAST 46.01 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

**THENCE** WITH THE EAST LINE OF A 0.79 ACRE TRACT, NORTH 03 DEGREES 38 MINUTES 27 SECONDS EAST 164.25 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

**THENCE** WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 832.00 (CHORD BEARING NORTH 07 DEGREES 43 MINUTES 39 SECONDS EAST 118.58 FEET) AN ARC DISTANCE OF 118.68 FEET TO A POINT;

**THENCE** NORTH 11 DEGREES 48 MINUTES 50 SECONDS EAST 10.00 FEET TO A POINT;

**THENCE** SOUTH 78 DEGREES 11 MINUTES 10 SECONDS EAST 50.00 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** SOUTH 72 DEGREES 02 MINUTES 33 SECONDS EAST 293.35 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 45.00 FEET;

**THENCE** SOUTH 08 DEGREES 34 MINUTES 30 SECONDS EAST 136.46 FEET TO AN IRON PIN SET;

**THENCE** NORTH 77 DEGREES 37 MINUTES 08 SECONDS WEST 326.27 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 261.27 FEET.

**THENCE** NORTH 03 DEGREES 38 MINUTES 27 SECONDS EAST 35.26 FEET TO AN IRON PIN SET;

**THENCE** WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 782.00 FEET (CHORD BEARING NORTH 07 MINUTES 43 SECONDS 39 SECONDS EAST 111.46 FEET) AN ARC DISTANCE OF 111.55 FEET TO A POINT;

**THENCE** NORTH 11 DEGREES 48 MINUTES 50 SECONDS EAST 10.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.003 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

### ALSO THE FOLLOWING INGRESS AND EGRESS EASEMENT

BEING A PART OF THE NORTHWEST AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER;

**THENCE** WITH THE WEST LINE OF THE SAID NORTHWEST QUARTER, NORTH 00 DEGREES 27 MINUTES 43 SECONDS WEST 236.72 FEET, TO AN EXISTING IRON PIN (5/8 INCH REBAR);

**THENCE** WITH THE SOUTH AND EAST LINES OF A 0.905 MORE OR LESS ACRE TRACT THE NEXT THREE COURSES AND DISTANCES:

- 1) NORTH 42 DEGREES 36 MINUTES 07 SECONDS EAST 215.75 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR).

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## TRACT 3 (continued)

- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 145.94 FEET (CHORD BEARING NORTH 23 DEGREES 07 MINUTES 17 SECONDS EAST 97.34 FEET) AN ARC DISTANCE OF 99.24 FEET TO A POINT;
- 3) NORTH 03 DEGREES 38 MINUTES 27 SECONDS EAST 46.01 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE EAST LINE OF A 0.79 ACRE TRACT, NORTH 03 DEGREES 38 MINUTES 27 SECONDS EAST 164.25 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 832.00 (CHORD BEARING NORTH 07 DEGREES 43 MINUTES 39 SECONDS EAST 118.58 FEET) AN ARC DISTANCE OF 118.68 FEET TO A POINT;

THENCE NORTH 11 DEGREES 48 MINUTES 50 SECONDS EAST 10.00 FEET TO A POINT;

THENCE SOUTH 78 DEGREES 11 MINUTES 10 SECONDS EAST 50.00 FEET TO AN IRON PIN SET;

THENCE SOUTH 11 DEGREES 48 MINUTES 50 SECONDS WEST 10.00 FEET TO A POINT;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 782.00 FEET (CHORD BEARING SOUTH 07 DEGREES 43 MINUTES 39 SECONDS WEST 111.46 FEET) AN ARC DISTANCE OF 111.55 FEET TO A POINT;

THENCE SOUTH 03 DEGREES 38 MINUTES 27 SECONDS WEST 210.26 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 35.26 FEET;

THENCE WITH CURVE TO THE RIGHT HAVING A RADIUS OF 337.29 FEET (CHORD BEARING SOUTH 21 DEGREES 03 MINUTES 38 SECONDS WEST 201.96 FEET) AN ARC DISTANCE OF 205.11 FEET TO AN IRON PIN SET;

THENCE CONTINUING WITH THE CURVE TO THE RIGHT HAVING A RADIUS OF 337.29 FEET (CHORD BEARING SOUTH 40 DEGREES 32 MINUTES 30 SECONDS WEST 24.26 FEET) AN ARC DISTANCE OF 24.26 FEET TO A POINT;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 212.97 FEET (CHORD BEARING SOUTH 22 DEGREES 54 MINUTES 47 SECONDS WEST 143.51 FEET) AN ARC DISTANCE OF 146.37 FEET TO A POINT;

THENCE SOUTH 03 DEGREES 13 MINUTES 27 SECONDS WEST 142.81 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE SAID NORTHWEST QUARTER;

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO STEVE TILLEY (DEED BOOK VOLUME 1143 PAGE 485), SOUTH 03 DEGREES 27 MINUTES 47 SECONDS WEST 258.44 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE NORTH LINE OF A 0.053 ACRE PARCEL, SOUTH 43 DEGREES 23 MINUTES 13 SECONDS EAST 64.41 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE EAST LINE OF THE SAID 0.053 ACRE PARCEL, SOUTH 09 DEGREES 10 MINUTES 23 SECONDS EAST 26.74 FEET TO AN EXISTING MAG-NAIL IN THE CENTER OF OLD COOPER MILI. ROAD (COUNTY ROAD 142);

THENCE WITH THE CENTER OF THE SAID ROAD THE NEXT TWO COURSES AND DISTANCES:

- 5) NORTH 84 DEGREES 34 MINUTES 33 SECONDS WEST 52.87 FEET TO A POINT;
- 6) NORTH 85 DEGREES 09 MINUTES 23 SECONDS WEST 60.00 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF SECTION 10, NORTH 00 DEGREES 05 MINUTES 12 SECONDS WEST 320.92 FEET TO THE PLACE OF BEGINNING.

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

THE BEARINGS ARE BASED ON THE WEST LINE OF THE 5.032 MORE OR LESS ACRE TRACT RECORDED IN DEED BOOK VOLUME 947, PAGE 39 AND THE 2.000 MORE OR LESS ACRE TRACT RECORDED IN DEED BOOK VOLUME 971, PAGE 156.

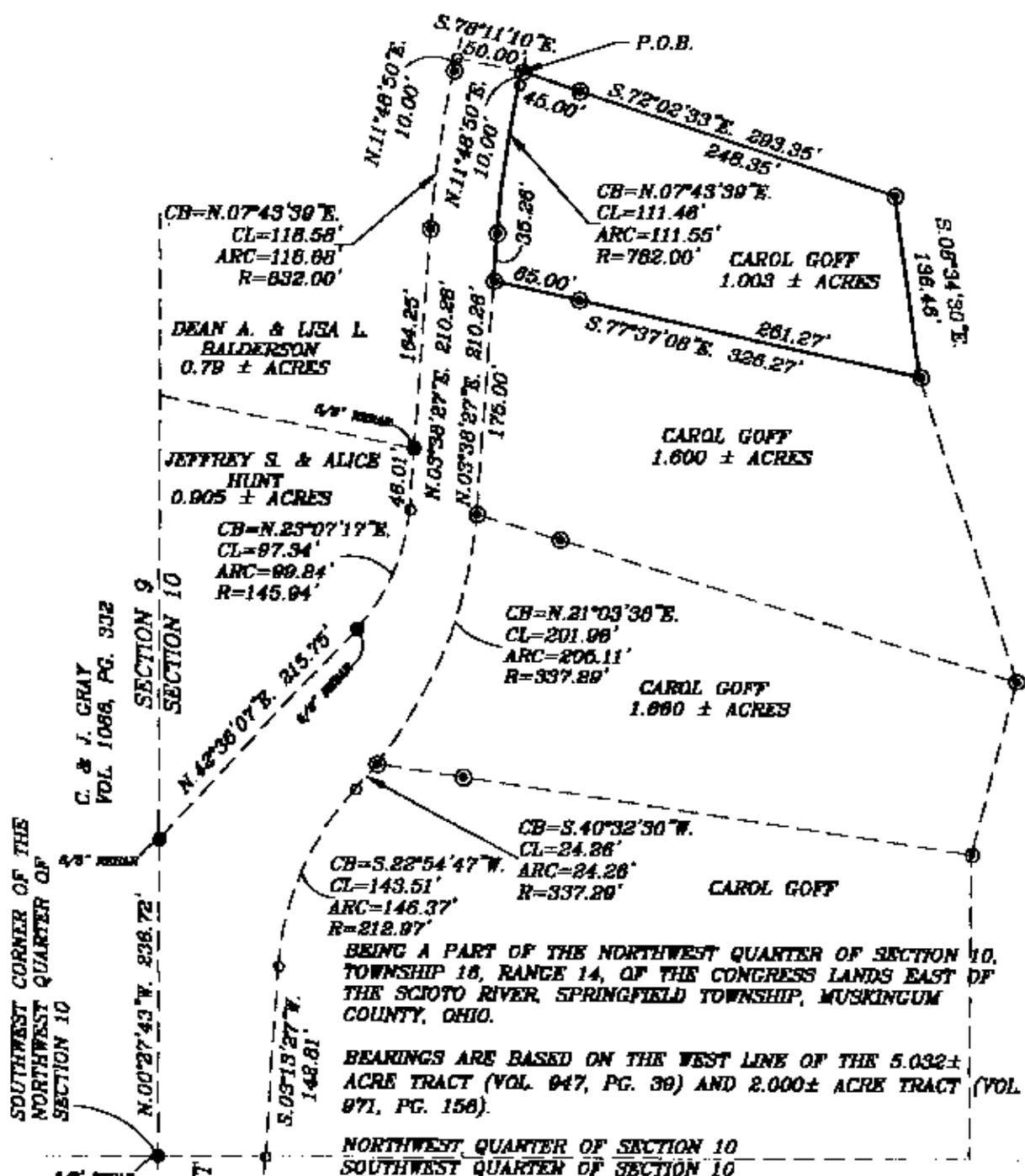
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 11<sup>TH</sup> DAY OF MARCH 2000.

**OFFICE COPY  
NOT RECORDABLE**

W. J. BIEDENBACH  
SURVEYOR 5718

DESCRIPTION ATTACHED  
FOR RECORDS  
BY *[Signature]*  
5-5-2000

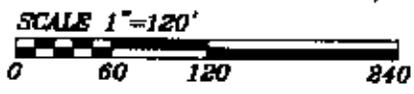
**SURVEY FOR CAROL GOFF**  
**AUDITORS PARCEL NUMBER**  
**62-62-26-02-08-000 (PART)**



BEING A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 18, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE WEST LINE OF THE 5.032± ACRE TRACT (VOL. 947, PG. 39) AND 2.000± ACRE TRACT (VOL. 971, PG. 158).

NORTHWEST QUARTER OF SECTION 10  
 SOUTHWEST QUARTER OF SECTION 10



**LEGEND**

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

W.J. BIEDENBACH & ASSOC.  
 SURVEYING & MAPPING  
 ZANESVILLE, OHIO  
 5-5-2000

**RESEARCH:**  
 VOL 1088, PG. 332  
 VOL 1140, PG. 969  
 VOL 1017, PG. 102  
 VOL 719, PG. 187

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

<b>DRAWN BY:</b> AJS	<b>DATE:</b> 04-11-00
<b>SCALE:</b> 1"=120'	<b>CHECKED BY:</b> WJB
<b>JOB NO:</b> 4351	<b>DRAWING NO:</b> D:\4351\4351_03

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAN AND SURVEY TO BE CORRECT AS PREPARED BY ME. THE 11th DAY OF APRIL, 2000.

**OFFICE COPY**  
**NOT RECORDABLE**  
 W.J. BIEDENBACH & ASSOC.  
 REGISTERED SURVEYORS