

# Biedenbach Engineering, Inc.

Civil Engineering and Land Surveying

Telephone (740) 453-4850  
Fax (740) 450-1000  
E mail biedenbach@ee.net

4623-01-58  
12125 TAVENNER  
RD

## JAY RATLIFF

### AUDITORS PARCEL NUMBERS

~~66-66-23-01-58-000 (PART) 1.092 +/- ACRES~~

~~66-66-23-01-58-001 (ALL) 0.067 +/- ACRES~~

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1, RANGE 5, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 6 OF TAVENNER FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGES 8, 9 & 10;

THENCE SOUTH 09 DEGREES 55 MINUTES 49 SECONDS WEST 151.34 FEET TO A POINT AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO K. FARQUHAR (DEED VOLUME 1126, PAGE 746);

THENCE WITH THE NORTH LINE OF SAID FARQUHAR TRACT, SOUTH 80 DEGREES 02 MINUTES 28 SECONDS EAST 205.56 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 5.38 FEET;

THENCE WITH THE EAST LINE OF SAID FARQUHAR TRACT, SOUTH 02 DEGREES 33 MINUTES 53 SECONDS EAST 165.57 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF SAID FARQUHAR TRACT, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE SOUTH 02 DEGREES 33 MINUTES 53 SECONDS EAST 10.53 FEET TO AN IRON PIN SET;

THENCE SOUTH 86 DEGREES 26 MINUTES 17 SECONDS EAST 221.13 FEET TO AN IRON PIN SET ON THE NORTH LINE OF MABEL D. TAVENNER MEMORIAL BOULEVARD;

THENCE WITH THE NORTH LINE OF MABEL D. TAVENNER MEMORIAL BOULEVARD THE FOLLOWING FOUR COURSES AND DISTANCES;

- 1) SOUTH 28 DEGREES 39 MINUTES 07 SECONDS WEST 68.40 FEET TO A POINT;
- 2) SOUTH 36 DEGREES 54 MINUTES 00 SECONDS WEST 41.33 FEET TO A POINT;
- 3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 171.88 FEET (CHORD BEARING SOUTH 61 DEGREES 24 MINUTES 42 SECONDS WEST 142.62 FEET) AND AN ARC LENGTH OF 147.06 FEET TO A POINT;
- 4) SOUTH 85 DEGREES 55 MINUTES 20 SECONDS WEST 147.69 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE NORTH LINE OF SAID BOULEVARD, NORTH 01 DEGREES 02 MINUTES 58 SECONDS WEST 215.76 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTH LINE OF SAID FARQUHAR TRACT;

THENCE WITH THE SOUTH LINE OF SAID FARQUHAR TRACT, SOUTH 80 DEGREES 07 MINUTES 50 SECONDS EAST 114.64 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.159 MORE OR LESS ACRES (TOTAL), OF WHICH 0.067 MORE OR LESS ACRES IS IN SECTION 2 AND 1.092 MORE OR LESS ACRES IS IN SECTION 9, SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

### ALSO THE FOLLOWING 20 FOOT WIDE INGRESS AND EGRESS EASEMENT

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1, RANGE 5, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

# Biedenbach Engineering, Inc.

3010 East Pike  
Zanesville, OH 43701

Civil Engineering and Land Surveying

Telephone (740) 453-4850  
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COMMENCING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 6 OF TAVENNER FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGES 8, 9 & 10;

THENCE SOUTH 09 DEGREES 55 MINUTES 49 SECONDS WEST 151.34 FEET TO A POINT AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO K. FARQUHAR (DEED VOLUME 1126, PAGE 746);

THENCE WITH THE NORTH LINE OF SAID FARQUHAR TRACT, SOUTH 80 DEGREES 02 MINUTES 28 SECONDS EAST 205.56 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 5.38 FEET;

THENCE WITH THE EAST LINE OF SAID FARQUHAR TRACT, SOUTH 02 DEGREES 33 MINUTES 53 SECONDS EAST 165.57 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF SAID FARQUHAR TRACT;

THENCE WITH THE SOUTH LINE OF SAID FARQUHAR TRACT, NORTH 80 DEGREES 07 MINUTES 50 SECONDS WEST 114.64 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE LEAVING THE SOUTH LINE OF SAID FARQUHAR TRACT, SOUTH 01 DEGREES 02 MINUTES 58 SECONDS EAST 215.76 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH LINE OF MABEL D. TAVENNER MEMORIAL BOULEVARD;

THENCE WITH THE NORTH LINE OF MABEL D. TAVENNER MEMORIAL BOULEVARD, SOUTH 85 DEGREES 55 MINUTES 20 SECONDS WEST 20.01 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE NORTH LINE OF MABEL D. TAVENNER MEMORIAL BOULEVARD, NORTH 01 DEGREES 03 MINUTES 48 SECONDS WEST 220.68 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR) ON THE SOUTH LINE OF SAID FARQUHAR TRACT, PASSING AN EXISTING IRON PIN (1/2 INCH REBAR) AT 209.60 FEET;

THENCE WITH THE SOUTH LINE OF SAID FARQUHAR TRACT, SOUTH 80 DEGREES 07 MINUTES 50 SECONDS EAST 20.41 FEET TO THE PLACE OF BEGINNING.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-PS6923).

BEARING ARE BASED ON THE PREVIOUS SURVEY OF TAVENNER FARMS SUBDIVISION AS DESCRIBED IN PLAT BOOK 15, PAGES 8, 9 & 10 OF THE MUSKINGUM COUNTY PLAT RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 30<sup>TH</sup> DAY OF MAY 2003, FROM A FIELD SURVEY COMPLETED BY ME IN JUNE 2001.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. MESSERS  
REGISTERED SURVEYOR

DESCRIPTION APPROVED  
FOR AUDITOR'S FILE  
BY *[Signature]*  
6-5-2003

# SURVEY FOR JAY RATLIFF

AUDITORS PARCEL NUMBERS

66-66-23-01-58-000 (PART) - 1.092 ± ACRES

~~66-66-23-01-58-000 (ALL) - 0.062 ± ACRES~~

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1, RANGE 5, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARING ARE BASED ON THE PREVIOUS SURVEY OF TAVENNER FARMS SUBDIVISION AS DESCRIBED IN PLAT BOOK 15, PAGES 8, 9 & 10 OF THE MUSKINGUM COUNTY PLAT RECORDS.

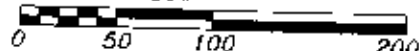
## LEGEND

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

## RESEARCH:

P. B. 5, PGS. 8-10  
 PLAT FILE 1, No. 98  
 VOL. 544, PG. 127  
 VOL. 861, PGS. 108-110  
 VOL. 876, PGS. 328-330  
 VOL. 935, PG. 1 & 2  
 VOL. 1007, PGS. 161-164  
 VOL. 1091, PG. 347  
 VOL. 1098, PGS. 402-406  
 VOL. 1126, PG. 248  
 VOL. 1133, PG. 866  
 PREVIOUS SURVEY OF 0.908  
 ± ACRES PERFORMED BY  
 EARL R. DONAKER  
 PREVIOUS SURVEY OF 0.076  
 ± ACRES PERFORMED BY  
 EARL R. DONAKER

SCALE 1"=100'



CURVE DATA				
No.	BEARING	LENGTH	ARC	RADIUS
C1	S.61°24'42"W.	142.62'	147.06'	171.88'

SOUTHWEST CORNER  
 OF LOT 6 OF TAVENNER  
 FARMS SUBDIVISION

H.J. BROMELOW  
 VOL. 1034, PG. 592

SOUTH LINE OF LOT 8

J. RATLIFF

VOL. 1126, PG. 247

H.J. BROMELOW  
 VOL. 852, PG. 56

D. QUINN  
 VOL. 544, PG. 127

K. FARQUHAR  
 VOL. 1126, PG. 746

J. RATLIFF  
 VOL. 1126, PG. 247

SECTION 2  
 SECTION 9

MARTHA COLE  
 VOL. 1122, PG. 457

20' INGRESS AND  
 EGRESS EASEMENT

P.O.B. EASEMENT

1.092 ± ACRES

J. RATLIFF  
 VOL. 1126, PG. 247  
 1.159 ± ACRES (TOTAL)

MABEL D. TAVENNER MEMORIAL BOULEVARD  
 PLAT FILE 1, No. 98

I HEREBY CERTIFY TO THE BEST OF MY  
 KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
 SURVEY TO BE CORRECT AS PREPARED BY ME,  
 THIS 30th DAY OF MAY, 2003, FROM A FIELD SURVEY  
 COMPLETED BY ME IN JUNE 2001.

OFFICE COPY  
 NOT RECORDABLE

DESCRIPTION REFERRED  
 FOR REVISION REGISTERED  
 BY *[Signature]*  
 6-5-1997

BIEDENBACH ENGINEERING, INC.  
 ZANESVILLE, OHIO  
 (740) 453-4850

DRAWN BY: AJS	DATE: 06-13-01
SCALE: 1"=100'	CHECKED BY: MDN
JOB NO. 4958	DRAWING NO. D:4958\4958