

3975 East Pike  
Zanesville, OH 43701

# Bledenbach Engineering, Inc.

Civil Engineering and Land Surveying

73-36-01-31  
1825 RIMINGTON RANGE RD

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

## CAROL GOFF AUDITORS PARCEL NUMBER 73-73-36-01-14-000 (PART)

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF SECTION 14;

THENCE WITH THE NORTH LINE OF THE SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 56 MINUTES 55 SECONDS EAST 732.02 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 55 SECONDS EAST 593.77 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING SAID NORTH LINE, SOUTH 12 DEGREES 51 MINUTES 55 SECONDS EAST 340.66 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 449 (ELLERMAN ROAD);

THENCE ALONG THE CENTER OF ELLERMAN ROAD THE NEXT TWO COURSES AND DISTANCES:

- 1) SOUTH 88 DEGREES 17 MINUTES 03 SECONDS EAST 9.74 FEET TO A POINT;
- 2) NORTH 89 DEGREES 56 MINUTES 54 SECONDS EAST 40.26 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD THE FOLLOWING TWO COURSES AND DISTANCES:

- 1) SOUTH 00 DEGREES 03 MINUTES 06 SECONDS EAST 112.96 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 30.00 FEET;
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING SOUTH 06 DEGREES 54 MINUTES 12 SECONDS EAST 47.72 FEET) AN ARC LENGTH OF 47.83 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE NORTH 89 DEGREES 02 MINUTES 39 SECONDS EAST 280.19 FEET TO AN IRON PIN SET;

THENCE SOUTH 07 DEGREES 36 MINUTES 32 SECONDS EAST 168.90 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 974.94 FEET (CHORD BEARING NORTH 88 DEGREES 33 MINUTES 00 SECONDS WEST 128.61 FEET) AN ARC LENGTH OF 128.70 FEET TO AN IRON PIN SET;

THENCE NORTH 84 DEGREES 46 MINUTES 16 SECONDS WEST 138.58 FEET TO AN IRON PIN SET;

THENCE NORTH 13 DEGREES 45 MINUTES 18 SECONDS WEST 151.19 FEET TO THE PLACE OF BEGINNING;

CONTAINING 1.000 MORE OR LESS ACRES, SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

### ALSO THE FOLLOWING INGRESS AND EGRESS EASEMENT

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF SECTION 14;

THENCE WITH THE NORTH LINE OF THE SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 56 MINUTES 55 SECONDS EAST 732.02 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 55 SECONDS EAST 593.77 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING SAID NORTH LINE, SOUTH 12 DEGREES 51 MINUTES 55 SECONDS EAST 340.66 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 449 (ELLERMAN ROAD), SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

# Biedenbach Engineering, Inc.

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E-mail [biedenbach@ee.net](mailto:biedenbach@ee.net)

THENCE ALONG THE CENTER OF ELLERMAN ROAD THE NEXT TWO COURSES AND DISTANCES:

- 1) SOUTH 88 DEGREES 17 MINUTES 03 SECONDS EAST 9.74 FEET TO A POINT;
- 2) NORTH 89 DEGREES 56 MINUTES 54 SECONDS EAST 40.26 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 03 MINUTES 06 SECONDS EAST 112.96 FEET TO AN IRON PIN SET,  
PASSING AN IRON PIN SET AT 30.00 FEET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING  
SOUTH 06 DEGREES 54 MINUTES 12 SECONDS EAST 47.72 FEET) AN ARC LENGTH OF 47.83 FEET TO  
AN IRON PIN SET;

THENCE SOUTH 13 DEGREES 45 MINUTES 18 SECONDS EAST 151.19 FEET TO AN IRON PIN SET;

THENCE SOUTH 84 DEGREES 46 MINUTES 16 SECONDS EAST 138.58 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 974.94 FEET (CHORD BEARING  
SOUTH 88 DEGREES 33 MINUTES 00 SECONDS EAST 128.61 FEET) AN ARC LENGTH OF 128.70 FEET  
TO AN IRON PIN SET;

THENCE SOUTH 02 DEGREES 19 MINUTES 32 SECONDS EAST 50.00 FEET TO A POINT;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1024.94 FEET (CHORD BEARING  
NORTH 88 DEGREES 33 MINUTES 00 SECONDS WEST 135.19 FEET) AN ARC LENGTH OF 135.29 FEET  
TO AN IRON PIN SET;

THENCE NORTH 84 DEGREES 46 MINUTES 16 SECONDS WEST 121.38 FEET TO AN IRON PIN SET;

THENCE SOUTH 76 DEGREES 14 MINUTES 42 MINUTES WEST 50.00 FEET TO A POINT;

THENCE NORTH 13 DEGREES 45 MINUTES 18 SECONDS WEST 204.07 FEET TO AN IRON PIN SET,  
PASSING AN IRON PIN SET AT 43.05 FEET;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET (CHORD BEARING  
NORTH 06 DEGREES 54 MINUTES 12 SECONDS WEST 59.63 FEET) AN ARC LENGTH OF 59.79 FEET TO  
AN IRON PIN SET;

THENCE NORTH 00 DEGREES 03 MINUTES 06 SECONDS WEST 113.26 FEET TO THE PLACE OF  
BEGINNING, PASSING AN IRON PIN SET AT 93.26 FEET.

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

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 135.341 MORE OR LESS ACRES  
CONVEYED TO CAROL GOFF (DEED VOLUME 1144, PAGE 905).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND  
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 15<sup>TH</sup> DAY OF FEBRUARY 2002.

**OFFICE COPY  
NOT RECORDED**  
MICHAEL J. BIEDENBACH  
REGISTERED SURVEYOR

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
2-27-2002

# SURVEY FOR CAROL GOFF

AUDITORS PARCEL NUMBER

73-73-36-01-14-000 (PART)

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 135.341 MORE OR LESS ACRES CONVEYED TO CAROL GOFF (DEED VOLUME 1144, PAGE 905).

## LEGEND

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

NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14

N.89°56'55"E. 1325.79'

732.02'

5/8" REBAR

593.77'

MID SECTION LINE

### LINE DATA

No.	BEARING	DISTANCE
1	S.88°17'03"E.	9.74'
2	N.89°56'54"E.	40.26'
3	S.00°03'06"E.	112.96'
4	S.02°19'32"E.	50.00'
5	S.76°14'42"W.	50.00'
6	N.00°03'06"W.	113.26'

### CURVE DATA

No.	BEARING	CHORD	ARC	RADIUS
C1	S.06°54'12"E.	47.72	47.83	200.00
C2	N.88°33'00"W.	128.61	128.70	974.94
C3	N.88°35'00"W.	135.19	135.29	1024.94
C4	N.06°54'12"W.	59.65	59.79	250.00

### RESEARCH:

VOL. 1056, PG. 284  
VOL. 1023, PG. 441  
VOL. 1004, PG. 424  
VOL. 1144, PG. 905  
VOL. 1023, PG. 441  
VOL. 891, PG. 317  
VOL. 934, PG. 270  
MUSKINGUM CO. TAX MAP

C. P. & K. ZEMBA

Q. TOWNSHIP ROAD 449  
(ELLERMAN ROAD)

CAROL GOFF  
VOL. 1515, PG. 329

N.89°02'39"E. 280.19'

P.O.B. TRACT

CAROL GOFF  
VOL. 1515, PG. 329  
1.000 + ACRES

N.84°46'18"W.  
138.58'

N.84°46'16"W.  
121.38'

DESCRIPTION APPROVED  
FOR AUDITOR'S RECORD

2-27-2002

C. & S. BIDDLE  
VOL. 1616, PG. 92

J. & M. HILL  
VOL. 1605, PG. 870

INGRESS AND  
EGRESS EASEMENT

SCALE 1"=100'

0 50 100 200

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 18 DAY OF FEBRUARY, 2002.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

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

DRAWN BY: AJS	DATE: 02 18 02
SCALE: 1"=100'	CHECKED BY: MDN
JOB NO: 4535	DRAWING NO: D:\4535\4535B1AC