

# Biedenbach Engineering, Inc.

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Civil Engineering and Land Surveying

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## CAROL GOFF AUDITORS PARCEL NUMBER 73-73-39-02-35-000 (PART) *SNR*

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 13, 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 AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 07 MINUTES 20 SECONDS WEST 1689.00 FEET, ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER, TO AN EXISTING IRON PIN, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID EAST LINE, SOUTH 89 DEGREES 42 MINUTES 57 SECONDS WEST 684.68 FEET TO AN IRON PIN SET;

THENCE NORTH 59 DEGREES 32 MINUTES 18 SECONDS WEST 366.54 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 279.68 FEET;

THENCE SOUTH 33 DEGREES 09 MINUTES 49 SECONDS WEST 65.57 FEET TO AN IRON PIN SET;

THENCE SOUTH 38 DEGREES 15 MINUTES 01 SECONDS WEST 74.59 FEET TO AN IRON PIN SET;

THENCE SOUTH 48 DEGREES 50 MINUTES 40 SECONDS WEST 56.30 FEET TO AN IRON PIN SET;

THENCE SOUTH 56 DEGREES 21 MINUTES 46 SECONDS WEST 68.19 FEET TO AN EXISTING IRON PIN;

THENCE SOUTH 89 DEGREES 42 MINUTES 57 SECONDS WEST 25.00 FEET TO A POINT IN TOWNSHIP ROAD 449 (ELLERMAN ROAD);

THENCE WITH THE CENTER OF SAID TOWNSHIP ROAD, NORTH 02 DEGREES 36 MINUTES 05 SECONDS EAST 26.28 FEET TO A POINT;

THENCE LEAVING SAID ROAD, NORTH 63 DEGREES 53 MINUTES 31 SECONDS EAST 74.18 FEET TO A POINT;

THENCE NORTH 48 DEGREES 50 DEGREES 40 SECONDS EAST 50.68 FEET TO A POINT;

THENCE NORTH 38 DEGREES 15 MINUTES 01 SECONDS EAST 71.16 FEET TO A POINT;

THENCE NORTH 33 DEGREES 09 MINUTES 49 SECONDS EAST 63.91 FEET TO A POINT;

THENCE NORTH 30 DEGREES 39 MINUTES 44 SECONDS EAST 60.67 FEET TO A POINT;

THENCE NORTH 41 DEGREES 01 MINUTES 58 SECONDS EAST 98.91 FEET TO A POINT;

THENCE NORTH 47 DEGREES 05 MINUTES 02 SECONDS EAST 55.12 FEET TO A POINT;

THENCE SOUTH 67 DEGREES 52 MINUTES 48 SECONDS EAST, PASSING IRON PINS SET AT 36.29 FEET AND 189.37 FEET, A TOTAL DISTANCE OF 955.98 FEET TO THE PLACE OF BEGINNING.

4.009  
CONTAINING ~~1.00~~ MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF TOWNSHIP ROAD 449 (ELLERMAN ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

### ALSO SUBJECT TO THE FOLLOWING INGRESS AND EGRESS EASEMENT

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 13, 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 AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER;