

3120 Lisa Lane
Zanesville, OH 43701

73-39-02-35-005
5100 ELLERMAN RD
W. J. Biedenbach & Associates

Surveying and Mapping ✓

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CAROL A GOFF
AUDITORS PARCEL NUMBER 73-73-39-02-35-000 (PART)

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 1671.31 FEET, ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER TO A POINT;

THENCE NORTH 89 DEGREES 52 MINUTES 40 SECONDS WEST 1205.68' TO A POINT IN THE CENTER OF ELLERMAN ROAD, ALSO SAID POINT BEING THE PLACE OF BEGINNING OF THIS TRACT;

THENCE SOUTH 88 DEGREES 32 MINUTES 31 SECONDS WEST 295.90 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 449 (DEITZ LANE);

THENCE LEAVING SAID LANE NORTH 02 DEGREES 36 MINUTES 07 SECONDS EAST 295.90 FEET TO A IRON PIN SET, PASSING AN IRON PIN SET AT 25.00 FEET;

THENCE NORTH 88 DEGREES 32 MINUTES 31 SECONDS EAST 293.73 FEET TO A POINT IN THE CENTER OF ELLERMAN ROAD PASSING AN IRON PIN AT 268.73 FEET;

THENCE ALONG THE CENTER OF ELLERMAN ROAD SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 51.59 FEET TO A POINT;

THENCE ALONG THE CENTER OF ELLERMAN ROAD SOUTH 02 DEGREES 36 MINUTES 07 SECONDS WEST 244.21 FEET TO THE PLACE OF BEGINNING.

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CONTAINING 2.004 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF ELLERMAN ROAD AND COUNTY ROAD 449 (DIETZ LANE), ALSO RESERVING A 25 FOOT WIDE UTILITIES EASEMENT ALONG DIETZ LANE AND SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

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 PREVIOUS SURVEY OF 2.932 MORE OR LESS ACRES (VOLUME 915, PAGE 133).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 15TH DAY OF SEPTEMBER, 1998.

**OFFICE COPY
NOT RECORDABLE**
W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY WJB
9-16-98

SURVEY FOR CAROL GOFF

AUDITORS PARCEL NUMBER
73-73-39-02-35-000 (PART)

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

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 2.932 ±
ACRES (VOLUME 915, PAGE 133).

RESEARCH:

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

LEGEND

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

SCALE 1"=100'
0 50 100 200

NORTHEAST CORNER OF
THE SOUTHWEST QUARTER
OF SECTION 13

5/8" REBAR

CAROL GOFF
VOL. 1144, PG. 905

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VOL. 1144, PG. 905
2.004 ± ACRES

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VOL. 1144, PG. 905

€ COUNTY ROAD 449
(DIETZ LANE)

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY 9/18/98
9-16-98

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 15th DAY OF SEPTEMBER, 1998.

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

W.J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(614) 453-4850

DRAWN BY: AJS	DATE: 09-15-98
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 4293	DRAWING NO: D:\4293\FISHER2