

73-39-02-35-008  
4700 ELLERMAN RD

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

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

CAROL A. GOFF  
TRACT 23

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 89 DEGREES 57 MINUTES 35 SECONDS WEST 1787.18 FEET, ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 1071.02 FEET;

THENCE LEAVING THE SAID NORTH LINE AND WITH THE EAST LINE OF A 0.218 ACRE TRACT CONVEYED TO M.R. AND M.A. MOODY, SOUTH 08 DEGREES 50 MINUTES 35 SECONDS WEST 351.96 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD NUMBER 449 (ELLERMAN ROAD), PASSING AN IRON PIN SET AT 320.56 FEET;

THENCE WITH THE CENTER OF SAID ROAD THE NEXT 5 COURSES AND DISTANCES:

- 1) SOUTH 81 DEGREES 30 MINUTES 08 SECONDS 33.66 FEET TO A POINT;
- 2) SOUTH 71 DEGREES 46 MINUTES 39 SECONDS EAST 46.23 TO A POINT;
- 3) SOUTH 61 DEGREES 50 MINUTES 39 SECONDS EAST 48.85 FEET TO A POINT;
- 4) SOUTH 52 DEGREES 50 MINUTES 25 SECONDS EAST 60.06 FEET TO A POINT;
- 5) SOUTH 47 DEGREES 26 MINUTES 07 SECONDS EAST 128.89 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID CENTER OF TOWNSHIP ROAD THE NEXT 3 COURSES AND DISTANCES;

- 1) SOUTH 47 DEGREES 26 MINUTES 07 SECONDS EAST 39.69 FEET TO A POINT;
- 2) SOUTH 41 DEGREES 37 MINUTES 19 SECONDS EAST 90.23 FEET TO A POINT;
- 3) SOUTH 37 DEGREES 12 MINUTES 57 SECONDS EAST 114.67 FEET TO A POINT;

THENCE LEAVING SAID ROAD, SOUTH 62 DEGREES 51 SECONDS 14 SECONDS WEST 318.04 FEET TO AN IRON PIN SET, PASSING AN IRON PIN AT 25.82 FEET;

THENCE NORTH 44 DEGREES 23 MINUTES 10 SECONDS WEST 165.89 FEET TO AN IRON PIN SET;

THENCE NORTH 48 DEGREES 35 MINUTES 00 SECONDS EAST 320.74 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 167.51 FEET AND 290.64 FEET;

CONTAINING 1.50 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF TOWNSHIP ROAD 449 (ELLERMAN ROAD), 30 FOOT UTILITIES EASEMENT ALONG THE NORTH LINE, AND 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 16<sup>TH</sup> DAY OF APRIL 1998.

W. J. BIEDENBACH  
REGISTERED SURVEYOR #118

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY WJB

5-25-99

Note corrections above

# 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).

F.C. & C.E. SCHNEIDER  
VOL. 1023, PG. 441

NORTHEAST CORNER OF  
THE SOUTHWEST QUARTER  
OF SECTION 13

R. & M. PRYOR  
VOL. 747, PG. 1276

S. 89°57'35"W. 1787.18'  
716.16'

1071.02' 5/8" REBAR

VOL. 1144, PG. 905  
6.871 ± ACRES

MICHAEL R. & MARY ANN MOODY  
VOL. 1145, PG. 491  
1.199 ± ACRES  
0.218 ± ACRES

S. 08°50'35"E. 361.98'  
320.56'

S. 91°30'06"E. 53.06'

S. 71°48'39"E. 46.23'

S. 81°30'39"E. 48.05'

S. 52°50'23"E. 60.06'

S. 47°28'07"E. 126.89'

S. 47°28'07"E. 59.59'

S. 41°37'19"E. 90.23'

P.O.B. 320.74'  
123.13'

CAROL GOFF  
VOL. 1144, PG. 905  
1.500 ± ACRES

N. 48°35'00"E. 167.51'

N. 44°23'10"W. 165.82'

VOL. 1144, PG. 905

VOL. 1144, PG. 905

SCALE 1"=150'

0 75 150 300

## RESEARCH:

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY WJB  
5-25-99

## LEGEND

- IRON PIN SET  
(5/8" REBAR W/CAP)
- ANGLE POINTS
- ⊗ QUARTER SECTION CORNER

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 10th DAY OF MAY, 1999

**OFFICE COPY  
NOT RECORDABLE**

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

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

DRAWN BY: MDN	DATE: 05-10-99
SCALE: 1"=150'	CHECKED BY: WJB
JOB NO: 4293	DRAWING NO: D: 4293 FISHER20