

73-39-02-35-009
3285 ELLERMAN RD

W. J. Biedenbach & Associates

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Surveying and Mapping

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CAROL A. GOFF
TRACT 3
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 2310.67 FEET, ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID NORTH LINE, SOUTH 00 DEGREES 07 MINUTES 50 SECONDS WEST 350.41 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD NUMBER 449 (ELLERMAN ROAD), PASSING AN IRON PIN SET AT 320.41 FEET;

THENCE WITH SAID ROAD, ~~NORTH~~ SOUTH 89 DEGREES 35 MINUTES 45 SECONDS WEST 41.17 FEET TO A POINT;

THENCE WITH THE SAID ROAD, NORTH 89 DEGREES 04 MINUTES 03 SECONDS WEST 83.24 FEET TO A POINT;

THENCE NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST 349.30 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 30.00 FEET;

THENCE WITH THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 57 MINUTES 35 SECONDS EAST 124.40 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.000 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 16TH DAY OF APRIL 1998.

OFFICE COPY
NOT RECORDABLE
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY WJB

5-21-99

Note correction above

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

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

NORTHEAST CORNER OF
THE SOUTHWEST QUARTER
OF SECTION 13

F. & C. SCHNEIDER
VOL 949, PG. 202

N. 89° 57' 35" E. 124.40'

S. 89° 57' 35" W. 2310.67'

5/8" REBAR

30' utility easement

P.O.B.

SCALE 1"=50'

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

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

CAROL GOFF
VOL. 1144, PG. 905

LOT 3
CAROL GOFF
VOL. 1144, PG. 905
1.000 ± ACRES

CAROL GOFF
VOL. 1144, PG. 905

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY WAD

5-21-99
Note corrected to parcel #

N. 00° 07' 50" E. 349.30'
319.30'

320.41'

30.00

N. 89° 04' 03" W. 83.24' S. 89° 35' 45" W.
41.17'

CAROL GOFF
VOL. 1144, PG. 905

6 TOWNSHIP ROAD 449
(ELLERMAN ROAD)

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 APRIL 1968.

KNOWLEDGE AND BELIEVE THE ABOVE
SURVEY TO BE CORRECT AS PREPARED
THIS 15TH DAY OF APRIL 1984

**OFFICE COPY
NOT RECORDABLE**

WIEDENBACH
REGISTERED SURVEYOR #5718

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

DRAWN BY:
AJS

DATE:
04-16-98

SCALE:
1"=50'

CHECKED BY:
WJB *

JOB NO:
4293

DRAWING NO:
D:\4293\FISHER?