

73-39-02-35-011
3445 ELLERMAN RD

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Surveying and Mapping

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CAROL A. GOFF
TRACT 5
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 (3/8 INCH REBAR) AT THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 57 MINUTES 35 SECONDS WEST 2061.50 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 349.45 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD NUMBER 449 (ELLERMAN ROAD), PASSING AN IRON PIN SET AT 319.45 FEET;

THENCE WITH THE SAID ROAD, NORTH 89 DEGREES 40 MINUTES 07 SECONDS WEST 48.51 FEET TO A POINT;

THENCE WITH THE SAID ROAD, SOUTH 89 DEGREES 35 MINUTES 45 SECONDS WEST 76.21 FEET TO A POINT;

THENCE NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST 349.62 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 124.72 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 PS3718-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
W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY K. Baskley
8-11-99

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

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

NORTHEAST CORNER OF
THE SOUTHWEST QUARTER
OF SECTION 13

N.89°57'35"E. 124.72'

S.89°57'35"W. 2061.50'

5/8" REBAR

P.O.B.

SCALE 1"=50'

0 25 50 100

RESEARCH:

VOL. 1023, PG. 441
VOL. 891, PG. 317
VOL. 834, PG. 870
MUSKINGUM CO. TAX MAP

LEGEND

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

CAROL GOFF
VOL. 1144, PG. 905

LOT 6
CAROL GOFF
VOL. 1144, PG. 905
1.000 ± ACRES

CAROL GOFF
VOL. 1144, PG. 905

N.00°07'50"E. 349.68'

S.00°07'50"W. 349.45'

30.00'

30.00'

S.89°36'45"W. 78.21' N.89°40'07"W. 48.51'

CAROL GOFF
VOL. 1144, PG. 906

E TOWNSHIP ROAD 449
(KILLERMAN ROAD)

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY K. Buehler
9-11-99

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECTLY PREPARED BY ME,
THIS 18th DAY OF SEPTEMBER, 1999.

W.J. BIEDENBACH
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\FISHER7

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