

W. J. Biedenbach & Associates

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Surveying and Mapping

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73-39-02-35-015
4905 ELLERMAN RD

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 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 1071.02 FEET, ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER TO AN IRON PIN SET;

THENCE LEAVING THE SAID NORTH LINE AND TRAVERSING INTO THE CAROL GOFF TRACT (DEED BOOK VOLUME 1144, PAGE 905) THE NEXT THREE COURSES AND DISTANCES:

- 1) SOUTH 00 DEGREES 40 MINUTES 00 SECONDS WEST 477.04 FEET TO AN IRON PIN SET;
- 2) SOUTH 27 DEGREES 30 MINUTES 00 SECONDS EAST 25.00 FEET TO A POINT;
- 3) SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST 53.53 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE SOUTH 35 DEGREES 07 MINUTES 30 SECONDS EAST 284.24 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 25.22 FEET;

THENCE SOUTH 65 DEGREES 00 MINUTES 00 SECONDS WEST 278.31 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 449 (ELLERMAN ROAD), PASSING AN IRON PIN SET AT 248.31 FEET;

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

- 1) NORTH 24 DEGREES 24 MINUTES 03 SECONDS WEST 34.09 FEET TO A POINT;
- 2) NORTH 31 DEGREES 12 MINUTES 47 SECONDS WEST 64.24 FEET TO A POINT;
- 3) NORTH 35 DEGREES 04 MINUTES 15 SECONDS WEST 86.33 FEET TO A POINT;
- 4) NORTH 37 DEGREES 12 MINUTES 57 SECONDS WEST 65.97 FEET TO A POINT, SAID POINT BEING NORTH 80 DEGREES 27 MINUTES 00 SECONDS WEST 36.43 FEET FROM AN IRON PIN SET;

THENCE LEAVING THE SAID ROAD, NORTH 56 DEGREES 13 MINUTES 00 SECONDS EAST 190.49 FEET TO A POINT;

THENCE NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST 75.81 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.648 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF WAY OF TOWNSHIP ROAD 449 AND ALL OTHER APPLICABLE EASEMENTS.

DESCRIPTION APPROVED
FOR AUDITORS' USE
BY WJB
12-8-99

W. J. Biedenbach & Associates

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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;

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

THENCE LEAVING THE SAID NORTH LINE AND TRAVERSING INTO THE CAROL GOFF TRACT (DEED BOOK VOLUME 1144, PAGE 905) THE NEXT THREE COURSES AND DISTANCES:

- 1) SOUTH 00 DEGREES 40 MINUTES 00 SECONDS WEST 477.04 FEET TO AN IRON PIN SET;
- 2) SOUTH 27 DEGREES 30 MINUTES 00 SECONDS EAST 25.00 FEET TO A POINT;
- 3) SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST 53.53 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE SOUTH 35 DEGREES 07 MINUTES 30 SECONDS EAST 25.22 FEET TO AN IRON PIN SET;

THENCE SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST 77.78 FEET TO AN IRON PIN SET;

THENCE SOUTH 56 DEGREES 13 MINUTES 00 SECONDS WEST 187.62 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 449 (ELLERMAN ROAD), PASSING AN IRON PIN SET AT 162.62 FEET;

THENCE WITH THE SAID ROAD, NORTH 37 DEGREES 12 MINUTES 57 SECONDS WEST 25.05 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD, NORTH 56 DEGREES 13 MINUTES 00 SECONDS EAST 190.49 FEET TO A POINT;

THENCE NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST 75.81 FEET TO THE PLACE OF BEGINNING.

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 THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6TH DAY OF DECEMBER 1999.

W. J. BIEDENBACH
REGISTERED SURVEYOR No. 5778

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 MORE OR LESS 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

● IRON PIN SET
(5/8" REBAR W/CAP)

○ ANGLE POINTS

⊙ QUARTER SECTION CORNER

SCALE 1"=100'

0 50 100 200

NORTHEAST CORNER OF
THE SOUTHWEST QUARTER
OF SECTION 13

R. & M. PRYOR
VOL. 747, PG. 1275

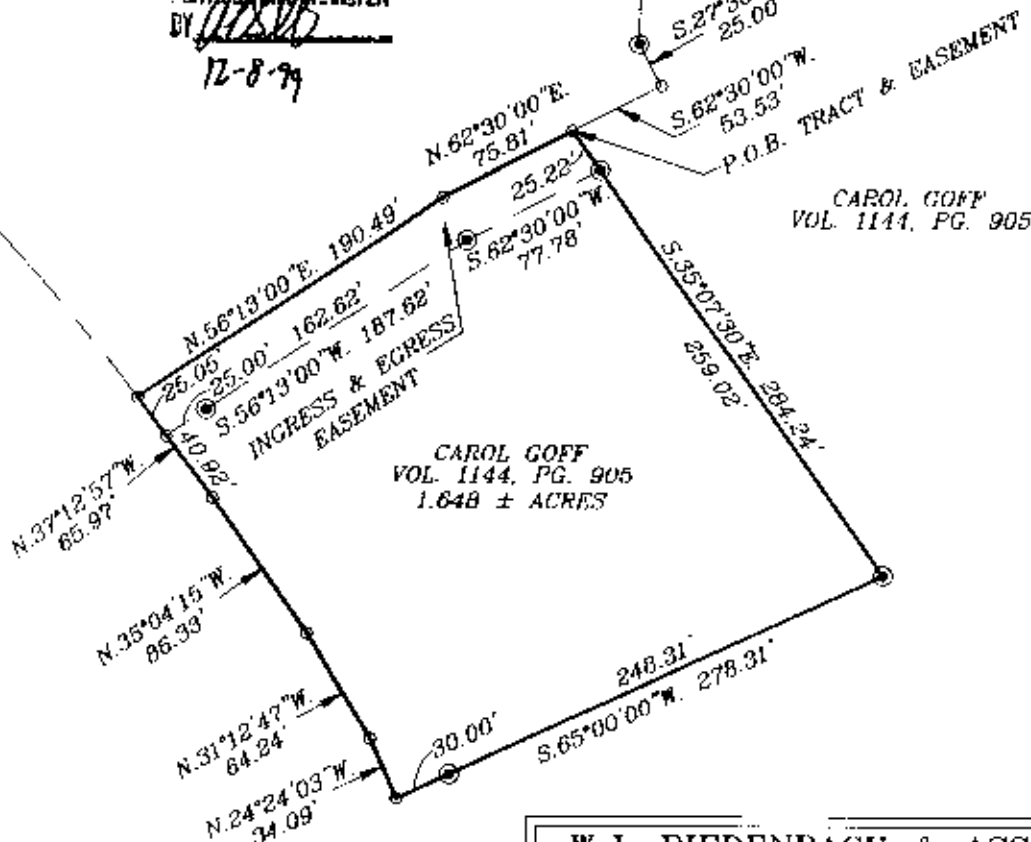
S. 89° 57' 35" W.
1071.02'

5/8" REBAR

DISCUSSION APPROVED
FOR AUDITORS' REVIEW
BY WJB

12-8-99

G. TOWNSHIP ROAD 449
(MILLERMAN 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 12-8-99 DECEMBER, 1999

OFFICE COPY
NOT RECORDABLE

W.J. BIEDENBACH
REGISTERED SURVEYOR

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

DRAWN BY:
AJS

DATE:
12-06-99

SCALE:
1"=100'

CHECKED BY:
WJB

JOB NO:
4293

DRAWING NO:
D:\4293\1148AC