

Biedenbach Engineering, Inc.

3010 East Pike
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Civil Engineering and Land Surveying

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**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 THE SOUTHWEST CORNER OF LOT 19 OF HUNTER'S RUN SUBDIVISION (PLAT BOOK 17, PAGE 126);

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO CAROL GOFF (DEED VOLUME 1515, PAGE 329) AND ALSO THE EAST LINE OF A TRACT CONVEYED TO R. ELLERMAN (DEED VOLUME 1111, PAGE 483), SOUTH 00 DEGREES 07 MINUTES 50 SECONDS WEST 515.18 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID EAST LINE AND TRAVERSING INTO A TRACT CONVEYED TO CAROL GOFF (DEED VOLUME 1144, PAGE 905), SOUTH 89 DEGREES 31 MINUTES 40 SECONDS EAST 429.66 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING IRON PINS SET AT 140.05 FEET AND 280.00 FEET;

THENCE CONTINUING SOUTH 89 DEGREES 31 MINUTES 40 SECONDS EAST 128.76 FEET TO AN IRON PIN SET;

THENCE SOUTH 00 DEGREES 07 MINUTES 50 SECONDS WEST 317.07 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 449 (DIETZ LANE), PASSING IRON PINS SET AT 179.43 FEET AND 287.04 FEET;

THENCE WITH THE CENTER OF SAID COUNTY ROAD, NORTH 87 DEGREES 05 MINUTES 27 SECONDS WEST 19.00 FEET TO A POINT;

THENCE CONTINUING WITH THE SAID ROAD, NORTH 87 DEGREES 20 MINUTES 04 SECONDS WEST 120.30 FEET TO A POINT;

THENCE CONTINUING WITH THE SAID ROAD, NORTH 89 DEGREES 25 MINUTES 12 SECONDS WEST 9.25 FEET TO A POINT;

THENCE LEAVING THE SAID COUNTY ROAD AND TRAVERSING INTO THE ABOVE SAID CAROL GOFF TRACT (DEED VOLUME 1144, PAGE 905), NORTH 03 DEGREES 44 MINUTES 23 SECONDS EAST, PASSING IRON PINS SET AT 30.05 FEET AND 175.47 FEET, A TOTAL DISTANCE OF 312.14 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.000 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 449 AND SUBJECT TO A UTILITY EASEMENT AND ALL OTHER APPLICABLE EASEMENTS.

ALSO BEING 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 THE SOUTHWEST CORNER OF LOT 19 OF HUNTER'S RUN SUBDIVISION (PLAT BOOK 17, PAGE 126);

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO CAROL GOFF (DEED VOLUME 1515, PAGE 329) AND ALSO THE EAST LINE OF A TRACT CONVEYED TO R. ELLERMAN (DEED VOLUME 1111, PAGE 483), SOUTH 00 DEGREES 07 MINUTES 50 SECONDS WEST 515.18 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID EAST LINE AND TRAVERSING INTO A TRACT CONVEYED TO CAROL GOFF (DEED VOLUME 1144, PAGE 905), SOUTH 89 DEGREES 31 MINUTES 40 SECONDS EAST 429.66 FEET TO AN IRON PIN SET, PASSING IRON PINS SET AT 140.05 FEET AND 280.00 FEET;

THENCE SOUTH 03 DEGREES 44 MINUTES 23 SECONDS WEST 136.67 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

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THENCE SOUTH 86 DEGREES 15 MINUTES 37 SECONDS EAST 12.50 FEET TO A POINT;

THENCE SOUTH 03 DEGREES 44 MINUTES 23 SECONDS WEST 174.90 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 449 (DIETZ LANE);

THENCE WITH THE CENTER OF SAID COUNTY ROAD, NORTH 87 DEGREES 20 MINUTES 04 SECONDS WEST 3.27 FEET TO A POINT;

THENCE CONTINUING WITH THE CENTER OF SAID COUNTY ROAD, NORTH 89 DEGREES 25 MINUTES 12 SECONDS WEST 9.25 FEET TO A POINT;

THENCE LEAVING THE SAID COUNTY ROAD AND TRAVERSING INTO ABOVE SAID CAROL GOFF TRACT (DEED VOLUME 1144, PAGE 905), NORTH 03 DEGREES 44 MINUTES 23 SECONDS EAST, PASSING AN IRON PIN SET AT 30.05 FEET, A TOTAL DISTANCE OF 175.47 FEET TO THE PLACE OF BEGINNING.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-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 17TH DAY OF FEBRUARY 2005, FROM A FIELD SURVEY COMPLETED BY ME ON THE 29TH DAY OF MARCH 2002.

**OFFICE COPY
NOT RECORDABLE**
MICHAEL D. NICHOLS
REGISTERED SURVEYOR NO. 1032

APPROVED FOR CLOSURE

[Signature] 3-7-2005

EXEMPT FROM
PLANNING COMMISSION

[Signature] 3-7-2005

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 139).



SCALE 1"=150'

LEGEND

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

LOT 19
C. & B. FINK
VOL. 1519, PG. 440

RESEARCH:
VOL. 1144, PG. 905
VOL. 1023, PG. 441
VOL. 891, PG. 317
VOL. 934, PG. 270
MUSKINGUM COUNTY
DEED RECORDS

LOT 20
M. & N. WALLACE
VOL. 1605, PG. 52

TRACT 48
CAROL GOFF
VOL. 1144, PG. 905

TRACT 49
CAROL GOFF
VOL. 1144, PG. 905

LINE DATA

No.	BEARING	DISTANCE
1	S 86°15'37"E	12.50'
2	S 03°44'23"W	174.90'
3	N 87°20'04"W	3.27'
4	N 89°25'12"W	9.25'

EXEMPT FROM
PLANNING COMMISSION

APPROVED FOR CLOSURE

[Signature] 3-2-2005

TRACT 50
CAROL GOFF
VOL. 1144, PG. 905
1.000± ACRES

R. ELLERMAN
VOL. 1111, PG. 483

TRACT 53
CAROL GOFF
VOL. 1144, PG. 905

TRACT 48

TRACT 51

S 89°31'40"E 429.66'
128.78'
P.O.B.

N 03°44'23"E 312.14' (TOTAL)
136.67'

SUBJECT TO INGRESS
AND EGRESS EASEMENT

30' EASEMENT FOR ROAD
RIGHT-OF-WAY

15.00' UTILITY EASEMENT

30.06'

145.42'

117.03'

120.50' TOTAL

N 87°20'04"W

N 87°05'27"W

18.60'

6 COUNTY ROAD 449
(DIETZ LANE)

L. & S. ZIMMERMAN
VOL. 1147, PG. 168

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 29th DAY OF FEBRUARY 2005, FROM A FIELD
SURVEY CONDUCTED BY ME ON THE 29th DAY
OF MARCH 2004.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

BIEDENBACH ENGINEERING
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY: MDN	DATE: 02-18-05
SCALE: 1"=150'	CHECKED BY: MDN
JOB NO: 5121	DRAWING NO: D:\4293\FISHER51

OFFICE COPY
NOT RECORDABLE