

**Biedenbach Surveying, Inc.**

3010 East Pike  
Zanesville, OH 43701

Telephone (740) 453-4850  
Fax (740) 450-1000

**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 WITH THE EAST LINE OF THE 6.723 ACRE TRACT CONVEYED TO J. AND A. FORD (DEED VOLUME 1931, PAGE 638), SOUTH 00 DEGREES 40 MINUTES 00 SECONDS WEST 477.04 FEET TO AN IRON PIN SET;

**THENCE** CONTINUING WITH THE SAID EAST LINE OF THE FORD TRACT, SOUTH 27 DEGREES 30 MINUTES 00 SECONDS EAST 25.00 FEET TO A POINT;

**THENCE** WITH THE SOUTH LINE OF THE SAID FORD TRACT SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST 125.47 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** LEAVING THE SAID FORD LINE AND CONTINUING SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST 3.87 FEET TO A POINT;

**THENCE** SOUTH 56 DEGREES 13 MINUTES 00 SECONDS WEST 190.49 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 449 (ELLERMAN ROAD);

**THENCE** WITH THE SAID CENTER THE NEXT THREE COURSES AND DISTANCES:

- 1) NORTH 37 DEGREES 12 MINUTES 57 SECONDS WEST 70.72 FEET TO A POINT;
- 2) NORTH 41 DEGREES 37 MINUTES 19 SECONDS WEST 90.23 FEET TO A POINT;
- 3) NORTH 47 DEGREES 26 MINUTES 07 SECONDS WEST 95.66 FEET TO A POINT;

**THENCE** LEAVING THE SAID ROAD AND WITH THE SOUTHERLY LINE OF THE ABOVE SAID FORD TRACT, NORTH 42 DEGREES 33 MINUTES 53 SECONDS EAST 209.91 FEET TO A POINT, PASSING IRON PINS SET AT 25.00 FEET AND 110.00 FEET;

**THENCE** CONTINUING WITH THE SAID SOUTHERLY LINE OF THE FORD TRACT, SOUTH 39 DEGREES 20 MINUTES 32 SECONDS EAST 304.33 FEET TO THE PLACE OF BEGINNING, PASSING IRON PINS SET AT 79.35 FEET AND 278.79 FEET.

**CONTAINING** 1.260 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF TOWNSHIP ROAD 449 AND ALL OTHER APPLICABLE EASEMENTS.

**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 WITH THE EAST LINE OF THE 6.723 ACRE TRACT CONVEYED TO J. AND A. FORD (DEED VOLUME 1931, PAGE 638), SOUTH 00 DEGREES 40 MINUTES 00 SECONDS WEST 477.04 FEET TO AN IRON PIN SET;

**THENCE** CONTINUING WITH THE SAID EAST LINE OF THE FORD TRACT, SOUTH 27 DEGREES 30 MINUTES 00 SECONDS EAST 25.00 FEET TO A POINT;

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THENCE WITH THE SOUTH LINE OF THE SAID FORD TRACT SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST 125.47 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE LEAVING THE SAID FORD LINE AND CONTINUING SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST 3.87 FEET TO A POINT;

THENCE SOUTH 56 DEGREES 13 MINUTES 00 SECONDS WEST 190.49 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 449 (ELLERMAN ROAD);

THENCE NORTH 37 DEGREES 12 MINUTES 57 SECONDS WEST 25.05 FEET TO A POINT IN THE CENTER OF THE SAID ROAD;

THENCE LEAVING THE SAID ROAD NORTH 56 DEGREES 13 MINUTES 00 SECONDS EAST 193.37 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 35.00 FEET;

THENCE SOUTH 39 DEGREES 20 MINUTES 32 SECONDS EAST 25.54 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) AND WERE SET ON OR BEFORE THE MARCH 14, 2000 COMPLETION OF THIS SURVEY.

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE 2.932 MORE OR LESS ACRE TRACT RECORDED IN VOLUME 915, PAGE 133 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 17<sup>TH</sup> DAY OF NOVEMBER 2005 FROM A FIELD SURVEY COMPLETED BY ME ON THE 14<sup>TH</sup> DAY OF MARCH 2000.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL S. BIEDENBACH  
REGISTERED SURVEYOR



APPROVED FOR CLOSURE

*[Signature]* 11/22/2005

FROM  
PLANNING COMMISSION

*[Signature]* 11/22/2005

# 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 DEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 2.932 ± 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

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

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

*Note: Not to be  
used as a separate  
building lot, nor  
transferred as  
independent parcel  
in the future without  
Planning Commission  
Approval.*

APPROVED FOR CLOSURE

*11/22/2005*

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

E. & C. MORRISON  
VOL. 1156, PG. 970

B. & C. ADDIS  
VOL. 1582, PG. 691

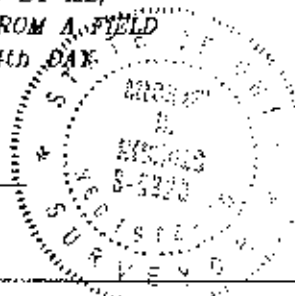
§ TOWNSHIP ROAD 449  
(ELLERMAN ROAD)

SENT FROM  
PLANNING COMMISSION

*11/22/2005*

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 17th DAY OF NOVEMBER, 2005 FROM A FIELD  
SURVEY COMPLETED BY ME ON THE 14th DAY  
OF MARCH, 2000.

**OFFICE COPY**  
**NOT RECORDABLE**  
REGISTERED SURVEYOR #8923



## LEGEND

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

SCALE 1"=100'  
0 50 100 200

BIEDENBACH SURVEYING, INC.  
ZANESVILLE, OHIO  
(740) 453-4850

DRAWN BY: MDN	DATE: 03-14-00
SCALE: 1"=100'	CHECKED BY: MDN
JOB NO: 4293	DRAWING NO: D:\4293\1111AC