

51-63-01-40 SNR

# Biedenbach Engineering, Inc.

3010 East Pike  
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Civil Engineering and Land Surveying

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## ROBERT L. RICE, Sr. AND GREGORY A. RICE AUDITORS PARCEL NUMBER 51-51-63-01-40-000 (PART)

BEING A PART OF THE 88.563 MORE OR LESS ACRE TRACT CONVEYED TO ROBERT L. AND GREGORY A. RICE BY DEED RECORDED IN VOLUME 1054, PAGE 365 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE EAST HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF QUARTER TOWNSHIP 3;

THENCE EAST 1732.50 FEET (BY DEED) TO AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE WEST LINE OF THE ABOVE SAID RICE TRACT;

THENCE WITH THE SAID WEST LINE OF THE SAID RICE TRACT AND THE EAST LINE OF A TRACT CONVEYED TO H. AND M. BROWN (VOLUME 328, PAGE 103), NORTH 00 DEGREES 46 MINUTES 00 SECONDS WEST 291.78 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING NORTH 00 DEGREES 46 MINUTES 00 SECONDS WEST 169.98 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID WEST LINE OF THE SAID RICE TRACT AND TRAVERSING INTO THE SAID RICE TRACT THE NEXT FOUR COURSES AND DISTANCES:

- 1) NORTH 89 DEGREES 24 MINUTES 35 SECONDS EAST 254.77 FEET TO AN IRON PIN SET;
- 2) SOUTH 00 DEGREES 16 MINUTES 46 SECONDS EAST 81.31 FEET TO AN IRON PIN SET;
- 3) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET (CHORD BEARING SOUTH 02 DEGREES 24 MINUTES 36 SECONDS EAST 39.03 FEET) AN ARC DISTANCE OF 39.04 FEET TO AN IRON PIN SET;
- 4) SOUTH 78 DEGREES 23 MINUTES 30 SECONDS WEST 259.83 FEET TO THE PLACE OF BEGINNING.

RECORDED  
6-20-2001  
A.L. S...  
6-20-2001

CONTAINING 0.848 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

### ALSO THE FOLLOWING INGRESS AND EGRESS EASEMENT

BEING A PART OF THE 88.563 MORE OR LESS ACRE TRACT CONVEYED TO ROBERT L. RICE Sr. AND GREGORY A. RICE BY DEED RECORDED IN VOLUME 1054, PAGE 365 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE EAST HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF QUARTER TOWNSHIP 3;

THENCE EAST 1732.50 FEET (BY DEED) TO AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE WEST LINE OF THE ABOVE SAID RICE TRACT;

THENCE WITH THE SAID WEST LINE OF THE SAID RICE TRACT AND THE EAST LINE OF A TRACT CONVEYED TO H. AND M. BROWN (VOLUME 328, PAGE 103), NORTH 00 DEGREES 46 MINUTES 00 SECONDS WEST 291.78 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID WEST LINE AND TRAVERSING INTO THE SAID RICE TRACT, NORTH 78 DEGREES 23 MINUTES 30 SECONDS EAST 259.83 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET (CHORD BEARING NORTH 02 DEGREES 24 MINUTES 36 SECONDS WEST 39.03 FEET) AN ARC DISTANCE OF 39.04 FEET TO AN IRON PIN SET;

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**THENCE NORTH 00 DEGREES 16 MINUTES 46 SECONDS WEST 201.31 FEET TO AN IRON PIN SET;**  
**THENCE NORTH 00 DEGREES 35 MINUTES 25 SECONDS WEST 305.34 FEET TO AN IRON PIN SET;**  
**THENCE NORTH 04 DEGREES 31 MINUTES 39 SECONDS WEST 325.28 FEET TO A POINT;**  
**THENCE NORTH 04 DEGREES 28 MINUTES 00 SECONDS WEST 137.93 FEET TO A POINT;**  
**THENCE WITH THE SOUTH LINE OF BROWN'S DRIVE (TOWNSHIP ROAD 36), NORTH 85 DEGREES 08 MINUTES 21 SECONDS EAST 50.00 FEET TO AN EXISTING IRON PIN (3/4 INCH REBAR);**  
**THENCE SOUTH 04 DEGREES 28 MINUTES 00 SECONDS EAST 137.75 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF THE TRACT CONVEYED TO LISA A. AND MARK A. HENDRICKSON BY DEED RECORDED IN VOLUME 1060, PAGE 171 OF THE MUSKINGUM COUNTY DEED RECORDS;**  
**THENCE WITH THE WEST LINE OF THE SAID HENDRICKSON TRACT, SOUTH 04 DEGREES 31 MINUTES 39 SECONDS EAST 327.49 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID HENDRICKSON TRACT;**  
**THENCE SOUTH 00 DEGREES 35 MINUTES 25 SECONDS EAST 307.45 FEET TO AN IRON PIN SET;**  
**THENCE SOUTH 00 DEGREES 16 MINUTES 46 SECONDS EAST 201.17 FEET TO AN IRON PIN SET;**  
**THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET (CHORD BEARING SOUTH 02 DEGREES 24 MINUTES 32 SECONDS EAST 35.31 FEET) AN ARC DISTANCE OF 35.32 FEET TO A POINT;**  
**THENCE SOUTH 85 DEGREES 27 MINUTES 39 SECONDS WEST 50.00 FEET TO THE PLACE OF BEGINNING.**

## **ALSO BEING SUBJECT TO THE FOLLOWING SANITARY SEWER EASEMENT**

**BEING A PART OF THE 88.563 MORE OR LESS ACRE TRACT CONVEYED TO ROBERT L. RICE Sr. AND GREGORY A. RICE BY DEED RECORDED IN VOLUME 1054, PAGE 365 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE EAST HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE CENTER OF QUARTER TOWNSHIP 3;**  
**THENCE EAST 1732.50 FEET (BY DEED) TO AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE WEST LINE OF THE ABOVE SAID RICE TRACT;**  
**THENCE WITH THE SAID WEST LINE OF THE SAID RICE TRACT AND THE EAST LINE OF A TRACT CONVEYED TO H. AND M. BROWN (VOLUME 328, PAGE 103), NORTH 00 DEGREES 46 MINUTES 00 SECONDS WEST 291.78 FEET TO AN IRON PIN SET;**  
**THENCE LEAVING THE SAID WEST LINE AND TRAVERSING INTO THE SAID RICE TRACT, NORTH 78 DEGREES 23 MINUTES 30 SECONDS EAST 259.83 FEET TO AN IRON PIN SET;**  
**THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET (CHORD BEARING NORTH 03 DEGREES 15 MINUTES 59 SECONDS WEST 23.34 FEET) AN ARC DISTANCE OF 23.34 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;**  
**THENCE NORTH 04 DEGREES 30 MINUTES 56 SECONDS WEST 97.24 FEET TO A POINT;**  
**THENCE NORTH 89 DEGREES 24 MINUTES 35 SECONDS EAST 6.95 FEET TO AN IRON PIN SET;**  
**THENCE SOUTH 00 DEGREES 16 MINUTES 46 SECONDS EAST 81.31 FEET TO AN IRON PIN SET;**

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**THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET (CHORD BEARING SOUTH 01 DEGREES 08 MINUTES 11 SECONDS EAST 15.70 FEET) AN ARC DISTANCE OF 15.70 FEET TO THE PLACE OF BEGINNING.**

## **ALSO BEING SUBJECT TO THE FOLLOWING DRAINAGE EASEMENT**

**BEING A PART OF THE 88.563 MORE OR LESS ACRE TRACT CONVEYED TO ROBERT L. RICE Sr. AND GREGORY A. RICE BY DEED RECORDED IN VOLUME 1054, PAGE 365 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE EAST HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE CENTER OF QUARTER TOWNSHIP 3;**

**THENCE EAST 1732.50 FEET (BY DEED) TO AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE WEST LINE OF THE ABOVE SAID RICE TRACT;**

**THENCE WITH THE SAID WEST LINE OF THE SAID RICE TRACT AND THE EAST LINE OF A TRACT CONVEYED TO H. AND M. BROWN (VOLUME 328, PAGE 103), NORTH 00 DEGREES 46 MINUTES 00 SECONDS WEST 291.78 FEET TO AN IRON PIN SET;**

**THENCE LEAVING THE SAID WEST LINE AND TRAVERSING INTO THE SAID RICE TRACT, NORTH 78 DEGREES 23 MINUTES 30 SECONDS EAST 132.95 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;**

**THENCE THROUGH ABOVE DESCRIBED TRACT THE FOLLOWING SEVEN COURSES AND DISTANCES;**

- 1) NORTH 46 DEGREES 12 MINUTES 48 SECONDS EAST 69.85 FEET TO A POINT;
- 2) NORTH 31 DEGREES 05 MINUTES 42 SECONDS EAST 113.70 FEET TO A POINT;
- 3) NORTH 89 DEGREES 24 MINUTES 35 SECONDS EAST 6.15 FEET TO A POINT;
- 4) SOUTH 04 DEGREES 30 MINUTES 56 SECONDS EAST 25.36 FEET TO A POINT;
- 5) SOUTH 31 DEGREES 05 MINUTES 42 SECONDS WEST 98.98 FEET TO A POINT;
- 6) SOUTH 46 DEGREES 12 MINUTES 48 SECONDS WEST 40.72 FEET TO A POINT;
- 7) SOUTH 78 DEGREES 23 MINUTES 30 SECONDS WEST 37.55 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 DEED BEARING OF THE 88.563 MORE OR LESS ACRE TRACT CONVEYED TO R. & G. RICE BY DEED RECORDED IN VOLUME 1054, PAGE 365 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 15<sup>TH</sup> DAY OF FEBRUARY 2001.**

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MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

