

Biedenbach Engineering, Inc.3010 East Pike
Zanesville, OH 43701

Civil Engineering and Land Surveying

Telephone (740) 453-4850
Fax (740) 450-1000
E-mail: biedenbach@ee.net**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 SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST 163.04 FEET TO AN EXISTING IRON PIN ;

THENCE SOUTH 00 DEGREES 26 MINUTES 18 SECONDS EAST 45.00 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE NORTH 77 DEGREES 54 MINUTES 14 SECONDS EAST 166.74 FEET TO AN IRON PIN SET ON THE WEST LINE OF BROWN'S DRIVE;

THENCE WITH THE WEST LINE OF BROWN'S DRIVE THE FOLLOWING TWO COURSES AND DISTANCES;

- 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 14 DEGREES 00 MINUTES 46 SECONDS WEST 22.69 FEET) AND AN ARC LENGTH OF 23.55 FEET TO AN IRON PIN SET;
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET (CHORD BEARING SOUTH 03 DEGREES 01 MINUTES 14 SECONDS EAST 83.39 FEET) AND AN ARC LENGTH OF 92.19 FEET TO AN IRON PIN SET;

THENCE LEAVING THE WEST LINE OF BROWN'S DRIVE, SOUTH 57 DEGREES 53 MINUTES 20 SECONDS WEST 189.64 FEET TO AN IRON PIN SET;

THENCE NORTH 00 DEGREES 26 MINUTES 18 SECONDS WEST 171.15 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.486 MORE OR LESS ACRES, SUBJECT TO A 7.50 FOOT WIDE DRAINAGE EASEMENT ALONG THE SOUTH PROPERTY LINE OF THE ABOVE DESCRIBED TRACT AND ALL OTHER APPLICABLE EASEMENTS.

**ALSO BEING SUBJECT TO THE FOLLOWING 15 FOOT WIDE SANITARY SEWER
EASEMENT**

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;

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THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST 163.04 FEET TO AN EXISTING IRON PIN ;

THENCE SOUTH 00 DEGREES 26 MINUTES 18 SECONDS EAST 58.81 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE THROUGH THE PREVIOUSLY DESCRIBED TRACT THE FOLLOWING NINE COURSES AND DISTANCES;

- 1) SOUTH 85 DEGREES 34 MINUTES 23 SECONDS EAST 5.05 FEET TO A POINT;
- 2) NORTH 83 DEGREES 59 MINUTES 51 SECONDS EAST 136.52 FEET TO A POINT
- 3) NORTH 09 DEGREES 42 MINUTES 05 SECONDS WEST 29.47 FEET TO A POINT;
- 4) NORTH 77 DEGREES 54 MINUTES 14 SECONDS EAST 15.01 FEET TO A POINT;
- 5) SOUTH 09 DEGREES 42 MINUTES 05 SECONDS EAST 23.39 FEET TO A POINT ON THE WEST LINE OF BROWNS DRIVE;
- 6) WITH THE WEST LINE OF BROWN'S DRIVE AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET (CHORD BEARING SOUTH 23 DEGREES 52 MINUTES 46 SECONDS WEST 26.14 FEET) AND AN ARC LENGTH OF 26.35 FEET TO A POINT;
- 7) LEAVING THE WEST LINE OF BROWN'S DRIVE, SOUTH 83 DEGREES 59 MINUTES 51 SECONDS WEST 139.41 FEET TO A POINT;
- 8) NORTH 85 DEGREES 34 MINUTES 23 SECONDS WEST 5.14 FEET TO A POINT;
- 9) NORTH 00 DEGREES 26 MINUTES 18 SECONDS WEST 15.05 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 24TH DAY OF APRIL 2004.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY R. Bunting
7-12-2004

SURVEY FOR ROBERT L. RICE, Sr.

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. 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.

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.

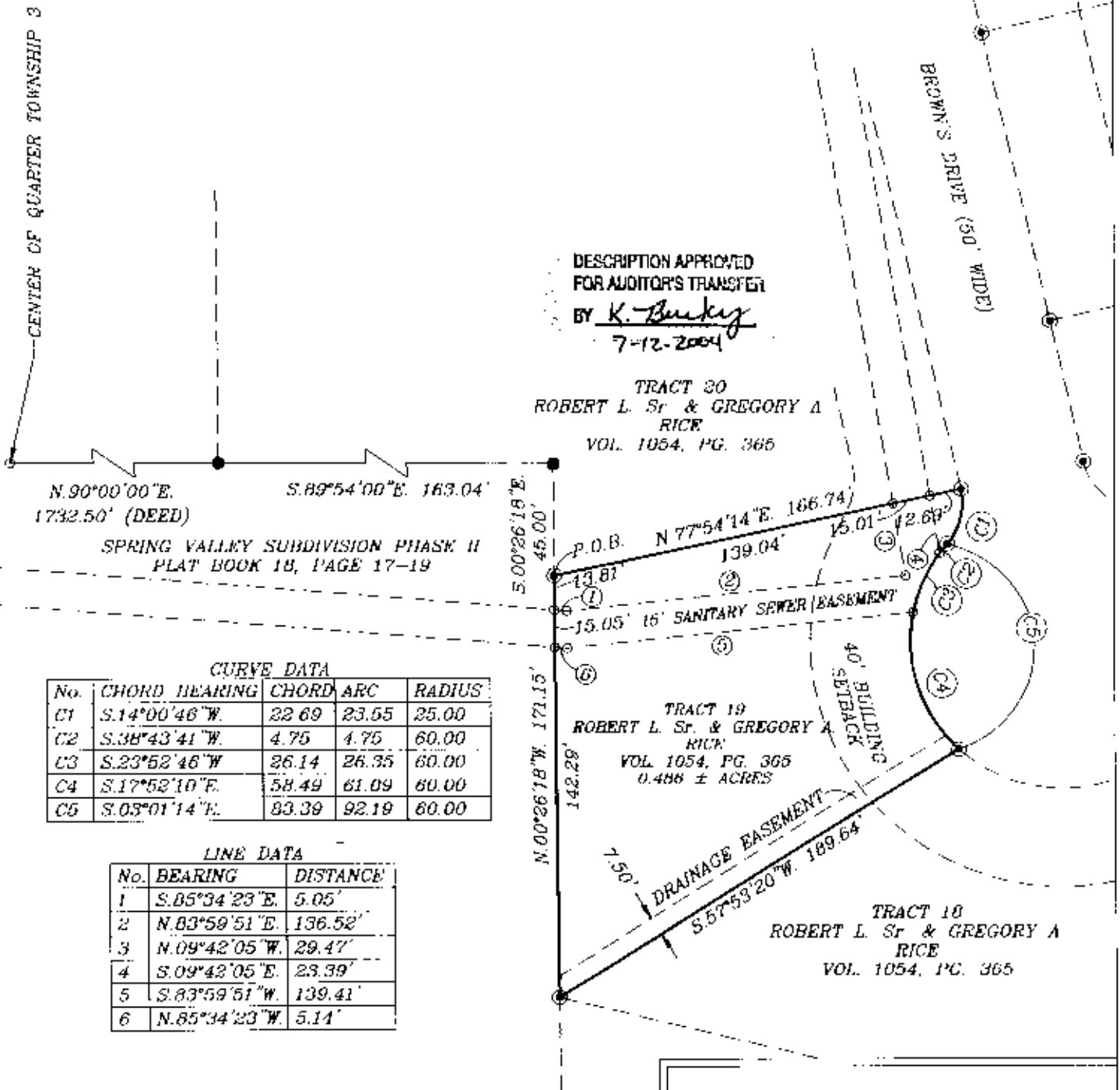
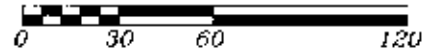
RESEARCH:

VOL. 651, PG. 221
VOL. 1060, PG 171
VOL. 1064, PG. 365
PREVIOUS SURVEY OF
22.18 ± ACRES
MUSKINGUM CO. TAX MAP

LEGEND

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

SCALE 1"-60'



No.	CHORD BEARING	CHORD	ARC	RADIUS
C1	S.14°00'46"W.	22.69	23.55	25.00
C2	S.38°43'41"W.	4.75	4.75	60.00
C3	S.23°52'46"W	26.14	26.35	60.00
C4	S.17°52'10"E.	58.49	61.09	60.00
C5	S.03°01'14"E.	83.39	92.19	60.00

No.	BEARING	DISTANCE
1	S.85°34'23"E.	5.05'
2	N.83°59'51"E.	136.52'
3	N.09°42'05"W.	29.47'
4	S.09°42'05"E.	23.39'
5	S.83°59'51"W.	139.41'
6	N.85°34'23"W.	5.11'

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 24th DAY OF APRIL 1904.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

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

DRAWN BY:
AJS

DATE: 04 23 04

SCALE:
1"=60'

CHECKED BY:
MDN

JOB NO:
5064

DRAWING NO:
D:\4204\RICE_19