

51-63-01-40-003  
470 BROWNS DR

## W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

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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, NORTH 00 DEGREES 46 MINUTES 00 SECONDS WEST 1163.58 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE NORTH 84 DEGREES 59 MINUTES 33 SECONDS EAST 288.00 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE), PASSING AN EXISTING IRON PIN AT 238.00 FEET;

THENCE WITH THE WEST LINE OF A 1.076 MORE OR LESS ACRE TRACT CONVEYED TO LISA A. AND MARK A. HENDRICKSON BY DEED RECORDED IN VOLUME 1060, PAGE 171 OF THE SAID COUNTY DEED RECORDS. SOUTH 04 DEGREES 31 MINUTES 39 SECONDS EAST 297.67 FEET TO AN IRON PIN SET, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE SOUTH LINE OF THE SAID HENDRICKSON TRACT, NORTH 85 DEGREES 11 MINUTES 00 SECONDS EAST 154.13 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE ABOVE SAID RICE TRACT THE NEXT THREE COURSES AND DISTANCES:

- 1) SOUTH 11 DEGREES 05 MINUTES 47 SECONDS EAST 133.60 FEET TO AN IRON PIN SET;
- 2) SOUTH 89 DEGREES 24 MINUTES 35 SECONDS WEST 178.07 FEET TO AN IRON PIN SET;
- 3) NORTH 00 DEGREES 35 MINUTES 25 SECONDS WEST 120.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.480 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY WJ B  
4-22-98

# W. J. Biedenbach & Associates

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## 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, NORTH 00 DEGREES 46 MINUTES 00 SECONDS WEST 1163.58 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE NORTH 84 DEGREES 59 MINUTES 33 SECONDS EAST 238.00 FEET TO AN EXISTING IRON PIN, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE NORTH 04 DEGREES 31 MINUTES 39 SECONDS WEST 29.77 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 THE SAID TRACT, PASSING AN EXISTING IRON PIN (1/2 INCH PIPE) AT 29.82 FEET;

THENCE SOUTH 00 DEGREES 35 MINUTES 25 SECONDS EAST 120.00 FEET TO AN IRON PIN SET;

THENCE SOUTH 89 DEGREES 24 MINUTES 35 SECONDS WEST 50.00 FEET TO A POINT;

THENCE NORTH 00 DEGREES 35 MINUTES 25 SECONDS WEST 118.31 FEET TO AN IRON PIN SET;

THENCE NORTH 04 DEGREES 31 MINUTES 39 SECONDS WEST 295.51 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 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 APRIL, 1998.

**OFFICE COPY  
NOT RECORDABLE**  
W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

# 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 8, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

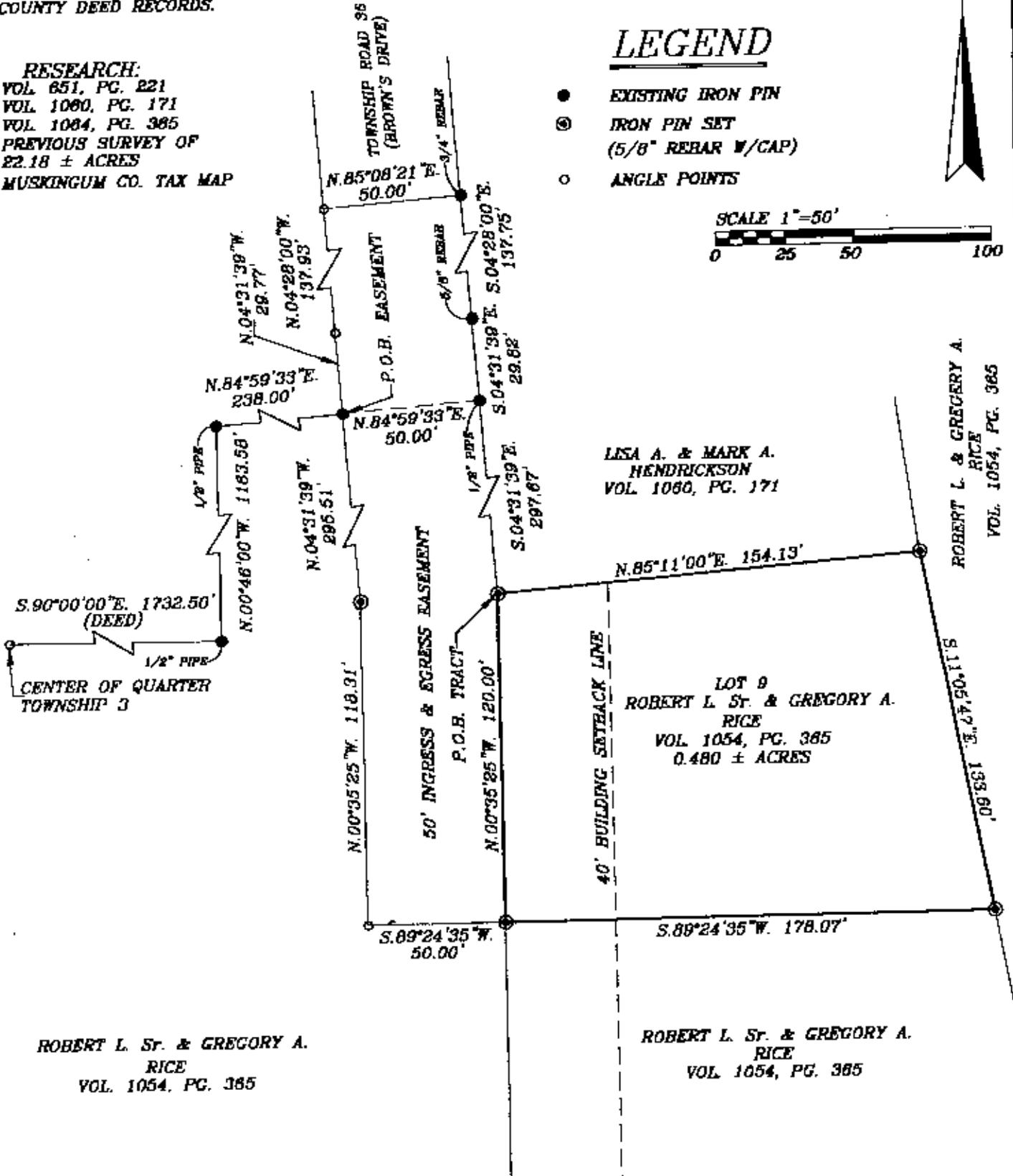
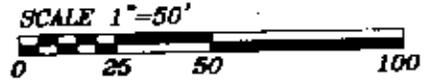
THE BEARINGS ARE BASED ON THE DEED BEARING OF THE 88.563 MORE OR LESS ACRE TRACT CONVEYED TO R. & G. RICE BY DEED RECORDED IN VOLUME 1054, PAGE 365 OF THE MUSKINGUM COUNTY DEED RECORDS.



**RESEARCH:**  
VOL. 651, PG. 221  
VOL. 1060, PG. 171  
VOL. 1084, 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



DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY: *[Signature]*  
4-22-98

**W.J. BIEDENBACH & ASSOC.**  
**SURVEYING & MAPPING**  
**ZANESVILLE, OHIO**  
**(614) 453-4850**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 15th DAY OF APRIL, 1998.

**OFFICE COPY  
NOT RECORDABLE**

**W.J. BIEDENBACH**  
REGISTERED SURVEYOR #5718

DRAWN BY: AJS	DATE: 04-15-98
SCALE: 1"=50'	CHECKED BY: WJB
JOB NO: 4204	DRAWING NO: D:\4204\RICE_09