

51-63-01-40-004
445 BROWN DR

W. J. Biedenbach & Associates

Surveying and Mapping

3120 Lisa Lane
Zanesville, OH 43701

Telephone (740) 453-1950
Fax (740) 400-1000

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 924.31 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE LEAVING THE SAID WEST LINE AND TRAVERSING INTO THE SAID RICE TRACT, NORTH 85 DEGREES 18 MINUTES 18 SECONDS EAST 253.68 FEET TO AN IRON PIN SET SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT. 253.68

THENCE NORTH 04 DEGREES 31 MINUTES 39 SECONDS WEST 269.77 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 4 DEGREES 31 MINUTES 39 SECONDS EAST 270.24 FEET TO A POINT, PASSING AN EXISTING IRON PIN (1/2 INCH PIPE) AT 29.82 FEET;

THENCE SOUTH 85 DEGREES 28 MINUTES 21 SECONDS WEST 50.00 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 TRUTH OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 20TH DAY OF JANUARY 2000.

W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

W. J. Biedenbach & Associates

3120 Lisa Lane
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4800
Fax (740) 450-1000

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 3054, 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 924.31 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 120.26 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 THREE COURSES AND DISTANCES:

- 1) NORTH 85 DEGREES 17 MINUTES 57 SECONDS EAST 245.80 FEET TO AN IRON PIN SET;
- 2) SOUTH 04 DEGREES 31 MINUTES 39 SECONDS EAST 120.00 FEET TO AN IRON PIN SET;
- 3) SOUTH 85 DEGREES 18 MINUTES 18 SECONDS WEST 253.68 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.688 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS, INCLUDING A SANITARY SEWER EASEMENT IN THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT.

DESCRIPTION APPROVED
FOR AUDITOR'S REGISTER
BY [Signature]
1-25-2010

51-51-63-01-40-000 (PART)

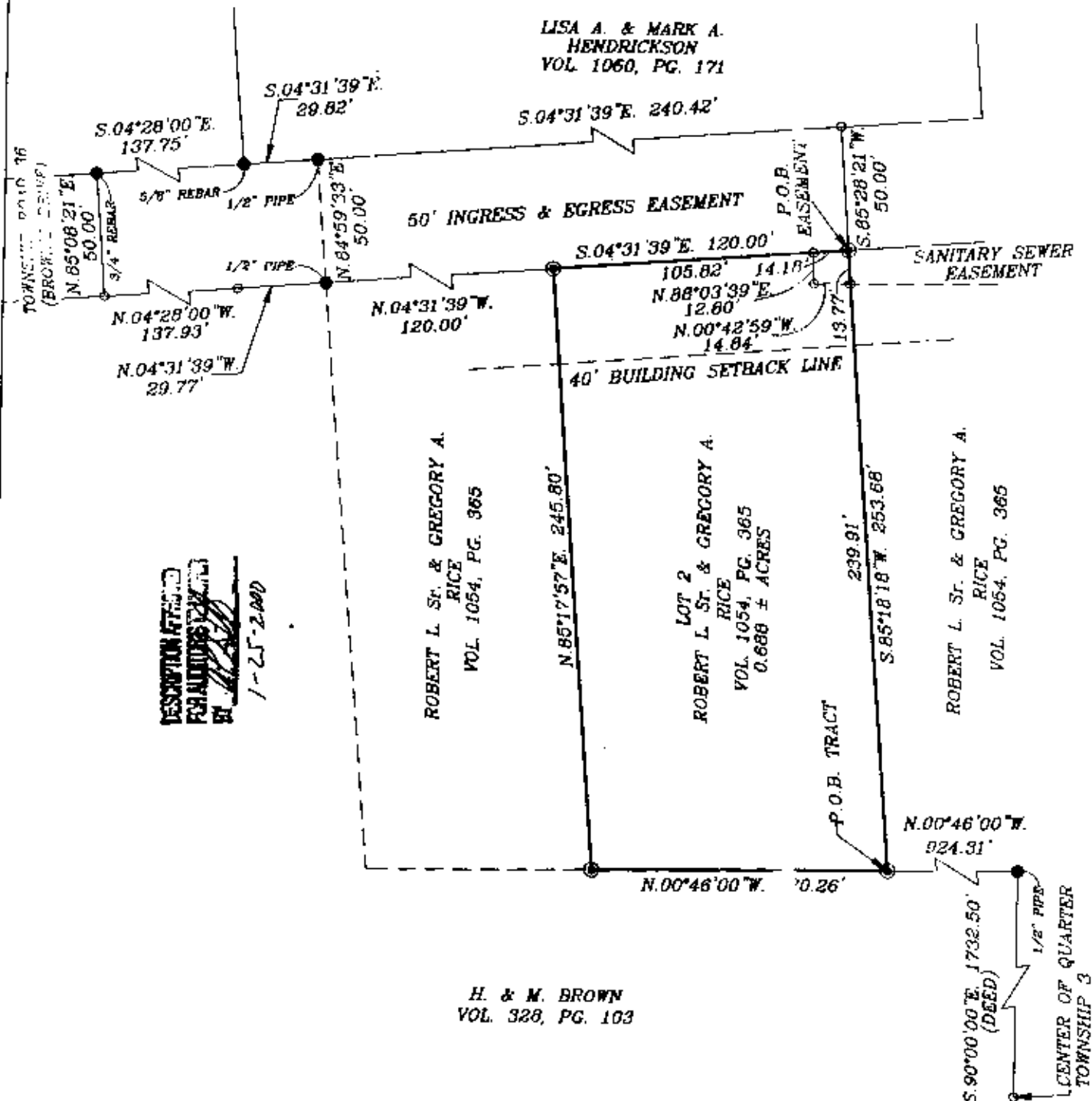
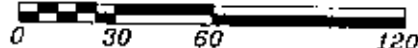
THE BEARINGS ARE BASED ON THE DEED BEARING OF THE 88.563 MORE OR LESS ACRE TRACT
CONVEYED TO R. & G. RICE BY DEED RECORDED IN VOLUME 1054, PAGE 365 OF THE MUSKINGUM
COUNTY DEED RECORDS.

VOL. 651, PG. 221
VOL. 1060, PG. 171
VOL. 1084, PG. 365
PREVIOUS SURVEY OF
2218 ± ACRES
MUSKINGUM CO. TAX MAP

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



SCALE 1"=60'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECTLY PREPARED BY ME, THIS 20th DAY OF JANUARY, 2000. E

W J. BUDENBACH
REGISTERED SURVEYOR #5718

W.J. BIDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY:
AJS

DATE:
01-20-00

SCALE:
 $1'' = 60'$

CHECKED BY:
WJB

JOB NO:
4204

DRAWING NO:
D:\4204\RICE 02