

# Biedenbach Engineering

3975 East Pike  
Zanesville, OH 43701

~~3975 East Pike~~

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

**ROBERT L. RICE, Sr. AND GREGORY A. RICE  
AUDITORS PARCEL NUMBER 51-51-63-01-40-100 (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 581.76 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 120.00 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 89 DEGREES 24 MINUTES 35 SECONDS EAST 256.16 FEET TO AN IRON PIN SET;
- 2) SOUTH 00 DEGREES 35 MINUTES 25 SECONDS EAST 120.00 FEET TO AN IRON PIN SET;
- 3) SOUTH 89 DEGREES 24 MINUTES 35 SECONDS WEST 255.79 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.705 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS, INCLUDING A SANITARY SEWER EASEMENT IN THE EAST HALF OF THE ABOVE DESCRIBED TRACT.

REGISTERED PROFESSIONAL  
SURVEYOR & ENGINEER  
  
2-5-2001

51-63-01-40-005  
505 BROWNS AVE

## Biedenbach Engineering

3975 East Pike  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850  
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### ALSO 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 581.76 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE LEAVING THE SAID WEST LINE AND TRAVERSING INTO THE SAID RICE TRACT, NORTH 89 DEGREES 24 MINUTES 35 SECONDS EAST 255.79 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE SOUTH 89 DEGREES 24 MINUTES 35 SECONDS WEST 15.83 FEET TO A POINT;

THENCE NORTH 04 DEGREES 30 MINUTES 56 SECONDS WEST 13.88 FEET TO A POINT;

THENCE NORTH 00 DEGREES 42 MINUTES 59 SECONDS WEST 106.15 FEET TO A POINT;

THENCE NORTH 89 DEGREES 24 MINUTES 35 SECONDS EAST 17.02 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 35 MINUTES 25 SECONDS EAST 120.00 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 BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 5<sup>TH</sup> DAY OF FEBRUARY 2001.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

OFFICE COPY  
NOT RECORDABLE

# Biedenbach Engineering

3975 East Pike  
Zanesville, OH 43701

Surveying and Mapping

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

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

THENCE LEAVING THE SAID WEST LINE AND TRAVERSING INTO THE SAID RICE TRACT, NORTH 89 DEGREES 24 MINUTES 35 SECONDS EAST 255.79 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

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;

THENCE SOUTH 00 DEGREES 35 MINUTES 25 SECONDS EAST 307.45 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 53 MINUTES 19 SECONDS WEST 50.00 FEET TO THE PLACE OF BEGINNING.

# 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.

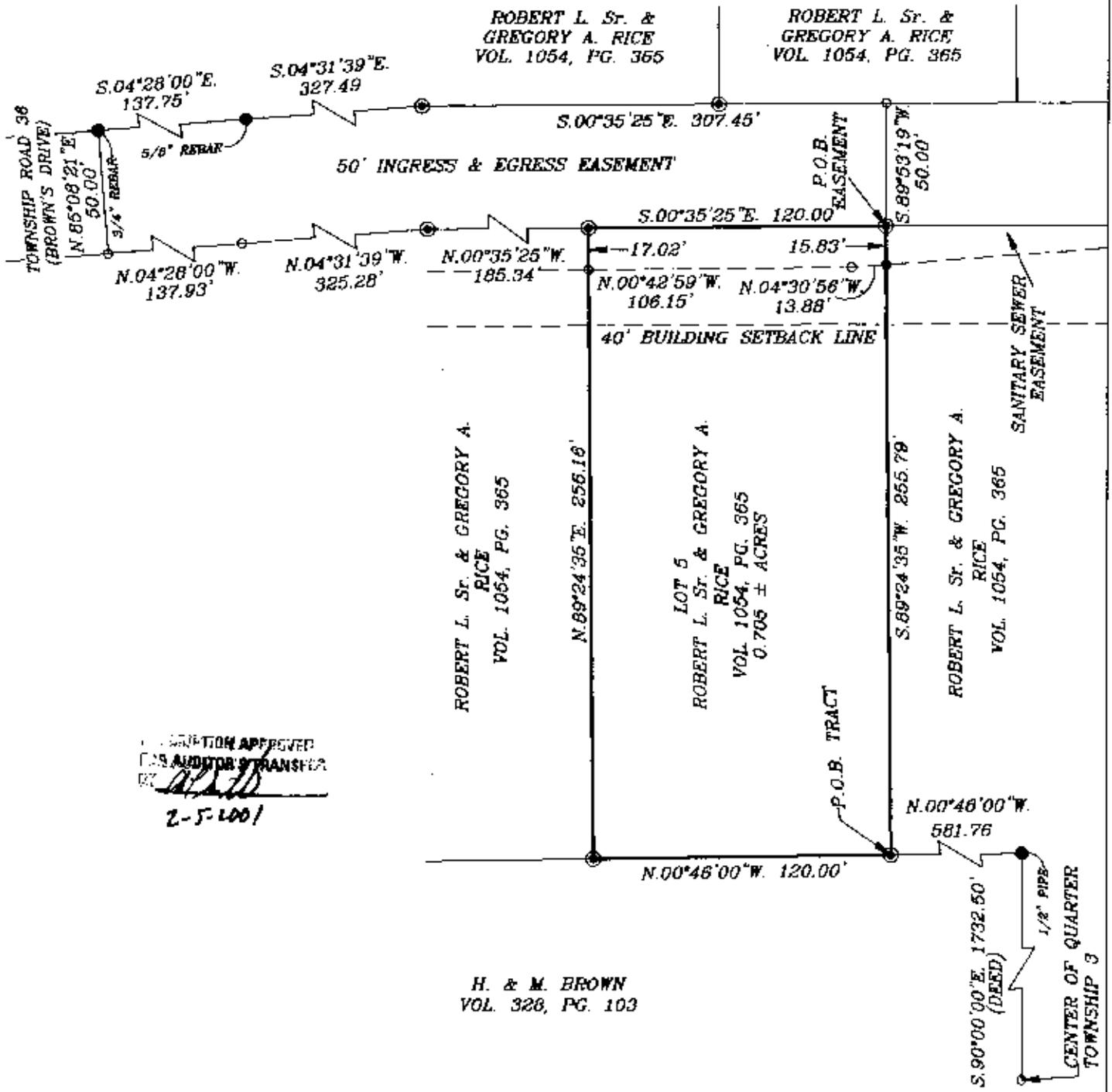
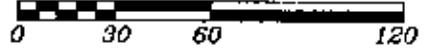
**RESEARCH:**  
VOL. 651, PG. 221  
VOL. 1060, PG. 171  
VOL. 1064, PG. 365  
PREVIOUS SURVEY OF  
22.18 ± ACRES  
MUSKINGUM CO. TAX MAP

## LEGEND

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



SCALE 1"=60'



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
2-5-1001

H. & M. BROWN  
VOL. 328, PG. 103

<b>W.J. BIEDENBACH &amp; ASSOC.</b> <b>SURVEYING &amp; MAPPING</b> ZANESVILLE, OHIO (740) 453-4850	
DRAWN BY: JJB	DATE: 02-05-01
SCALE: 1"=60'	CHECKED BY: MDN
JOB NO: 4204	DRAWING NO: D:\4204\RICE_05

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 5th DAY OF FEBRUARY, 2001.

OFFICE COPY  
NOT RECORDABLE

M. AND D. BROWN  
REGISTERED SURVEYOR #6923