

51-63-01-40-007  
540 BROWNS DR

# Biedenbach Engineering, Inc.

3975 Ernsi Pike  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850  
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 89.563 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 IRON PIN BEING THE SOUTHWEST CORNER OF SAID HENDRICKSON TRACT;

THENCE LEAVING THE SAID SOUTHWEST CORNER 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 52.55 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE NORTH 89 DEGREES 25 MINUTES 40 SECONDS EAST 215.24 FEET TO AN IRON PIN SET;

THENCE SOUTH 07 DEGREES 32 MINUTES 16 SECONDS EAST 120.89 FEET TO AN IRON PIN SET;

THENCE SOUTH 89 DEGREES 25 MINUTES 40 SECONDS WEST 230.52 FEET TO AN IRON PIN SET;

THENCE NORTH 00 DEGREES 16 MINUTES 46 SECONDS WEST 120.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.614 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY RLR  
6-21-2001

# Biedenbach Engineering, Inc.

3975 East Pike  
Zanesville, OH 43701

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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 (1/2" PIPE), 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 SAID TRACT, PASSING AN EXISTING IRON PIN (1/2 INCH PIPE) AT 29.82 FEET;

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 172.55 FEET TO AN IRON PIN SET;

THENCE SOUTH 89 DEGREES 43 MINUTES 14 SECONDS WEST 50.00 FEET TO A POINT;

THENCE NORTH 00 DEGREES 16 MINUTES 46 SECONDS WEST 172.69 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 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 16<sup>TH</sup> DAY OF FEBRUARY, 2001.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL J. NICHOLS  
REGISTERED SURVEYOR 6923

# SURVEY FOR ROBERT I. RICE, Sr.

AUDITORS PARCEL NUMBER  
51-51-63-01 40-000 (PART)

BEING A PART OF THE 88.563 MORE OR LESS ACRES 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.

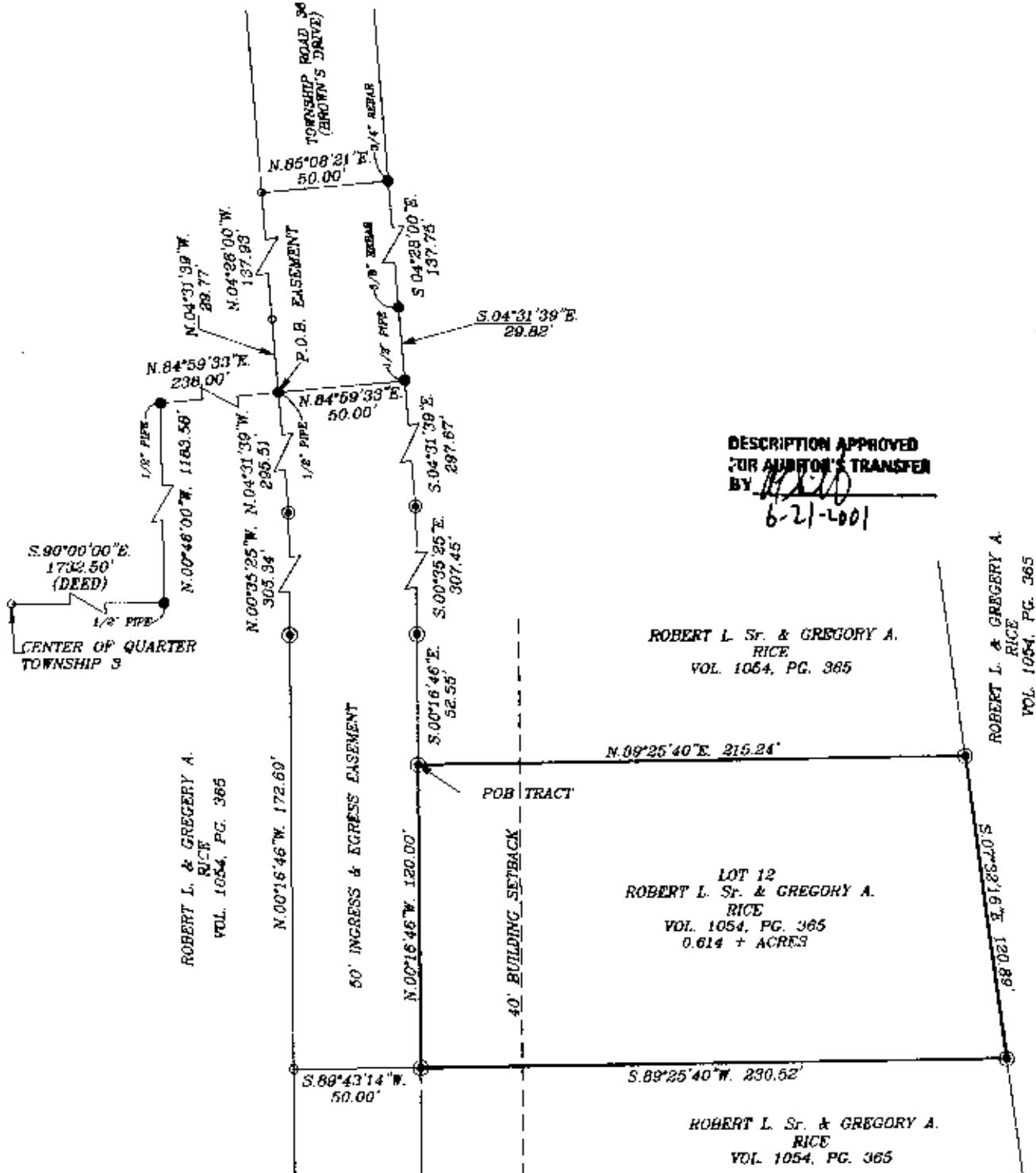
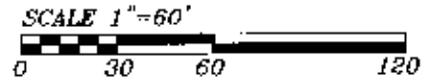
THE DEARINGS ARE BASED ON THE DEED HEARING OF THE 88.563 MORE OR LESS ACRES TRACT CONVEYED TO R. & G. RICE BY DEED RECORDED IN VOLUME 1054, PAGE 365 OF THE MUSKINGUM COUNTY DEED RECORDS.



**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



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*

6-21-2001

ROBERT L. Sr. & GREGORY A.  
RICE  
VOL. 1054, PG. 365

ROBERT L. & GREGORY A.  
RICE  
VOL. 1054, PG. 365

LOT 12  
ROBERT L. Sr. & GREGORY A.  
RICE  
VOL. 1054, PG. 365  
0.614 ± ACRES

ROBERT L. Sr. & GREGORY A.  
RICE  
VOL. 1054, PG. 365

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

I HEREDY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 16th DAY OF FEBRUARY, 2001.

OFFICE COPY  
NOT RECORDABLE

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

DRAWN BY: JJB	DATE: 02-16-01
SCALE: 1"=60'	CHECKED BY: MDN
JOB NO: 4204	DRAWING NO: D:\4204\RICE_12