

**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 NORTH 00 DEGREES 46 MINUTES 00 SECONDS WEST 40.10 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE NORTH 00 DEGREES 46 MINUTES 00 SECONDS WEST 122.78 FEET TO AN IRON PIN SET;

THENCE NORTH 77 DEGREES 01 MINUTES 44 SECONDS EAST 281.34 FEET TO AN IRON PIN SET ON THE WEST LINE OF BROWN'S DRIVE;

THENCE WITH THE WEST LINE OF BROWN'S DRIVE, SOUTH 12 DEGREES 58 MINUTES 16 SECONDS EAST 120.00 FEET TO AN IRON PIN SET;

THENCE LEAVING THE WEST LINE OF BROWN'S DRIVE EXTENSION, SOUTH 77 DEGREES 01 MINUTES 44 SECONDS WEST 307.29 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.811 MORE OR LESS ACRES, SUBJECT TO 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;

THENCE NORTH 00 DEGREES 46 MINUTES 00 SECONDS WEST 40.10 FEET TO AN IRON PIN SET;

THENCE NORTH 77 DEGREES 01 MINUTES 44 SECONDS EAST 286.57 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

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

- 1) NORTH 09 DEGREES 42 MINUTES 05 SECONDS WEST 95.62 FEET TO A POINT
- 2) NORTH 04 DEGREES 30 MINUTES 56 SECONDS WEST 24.80 FEET TO A POINT;
- 3) NORTH 77 DEGREES 01 MINUTES 44 SECONDS EAST 11.62 FEET TO AN IRON PIN SET ON THE WEST LINE OF BROWN'S DRIVE;
- 4) WITH THE WEST LINE OF BROWN'S DRIVE, SOUTH 12 DEGREES 58 MINUTES 16 SECONDS EAST 23.83 FEET TO A POINT
- 5) LEAVING THE WEST LINE OF BROWN'S DRIVE, SOUTH 04 DEGREES 30 MINUTES 56 SECONDS EAST 2.26 FEET TO A POINT;
- 6) SOUTH 09 DEGREES 42 MINUTES 05 SECONDS EAST 94.09 FEET TO A POINT;
- 7) SOUTH 77 DEGREES 01 MINUTES 44 SECONDS WEST 15.02 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 ON THE 24<sup>TH</sup> DAY OF APRIL 2004.

MICHAEL A. NICHOLS  
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY K. A. A. A.  
7-12-2004

# SURVEY FOR ROBERT L RICE, Sr.

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

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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

## LEGEND

SCALE 1"=60'

0 30 60 120



### RESEARCH:

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

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

TRACT 3  
ROBERT L. Sr. & GREGORY A.  
RICE  
VOL. 1054, PG. 365

TRACT 21  
ROBERT L. Sr. & GREGORY A.  
RICE  
VOL. 1054, PG. 365  
0.811 ± ACRES

TRACT 20  
ROBERT L. Sr. & GREGORY A.  
RICE  
VOL. 1054, PG. 365  
DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY K. Bucky  
7-12-2004

CENTER OF QUARTER TOWNSHIP 3

N.00°46'00"W. 122.78'

N.00°46'00"W. 40.10'

N.90°00'00"E  
1732.50' (DEED)

SPRING VALLEY SUBDIVISION PHASE II  
PLAT BOOK 18, PAGE 17-19

### LINE DATA

No.	BEARING	DISTANCE
1	N.09°42'05"W.	95.62'
2	N.04°30'56"W.	24.80'
3	S.04°30'56"E	2.26'
4	S.09°42'05"E.	94.09'

TRACT 19  
ROBERT L. Sr. & GREGORY A.  
RICE  
VOL. 1054, PG. 365

TRACT 18  
ROBERT L. Sr. & GREGORY A.  
RICE  
VOL. 1054, PG. 365

BROWN'S DRIVE (60' WIDE)

SANITARY SEWER EASEMENT

40' BUILDING SETBACK

15' SANITARY SEWER EASEMENT

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 JULY, 2004.

**OFFICE COPY  
NOT RECORDABLE**

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\_21