

73-360A14-001  
1960 ELLERMAN DR

# W. J. Biedenbach & Associates

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Surveying and Mapping

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**CARL GOFF**  
**DEED VOLUME 1515, PAGE 329**  
**AUDITORS PARCEL NUMBER 73-73-36-01-14-000 (PART)**

BEING A PART OF THE AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF SECTION 14;

THENCE WITH THE NORTH LINE OF THE SAID SOUTHEAST QUARTER NORTH 89 DEGREES 56 MINUTES 55 SECONDS EAST 732.02 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 00 DEGREES 26 MINUTES 38 SECONDS WEST 145.20 FEET ALONG THE EAST LINE OF A TRACT CONVEYED TO C. BAUGHMAN AS RECORDED IN VOLUME 1050, PAGE 528 OF THE MUSKINGUM COUNTY DEED RECORDS, TO A POINT IN THE CENTER OF TOWNSHIP ROAD 449 (ELLERMAN ROAD) PASSING AN EXISTING IRON PIN AT 120.15 FEET, SAID POINT BEING THE PLACE OF BEGINNING OF BEGINNING THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE ALONG THE CENTER OF ELLERMAN ROAD THE NEXT FOUR COURSES AND DISTANCES:

- 1) SOUTH 57 DEGREES 41 MINUTES 47 SECONDS EAST 199.03 FEET TO A POINT;
- 2) SOUTH 69 DEGREES 14 MINUTES 39 SECONDS EAST 78.27 FEET TO A POINT;
- 3) SOUTH 79 DEGREES 06 MINUTES 45 SECONDS EAST 58.53 FEET TO A POINT;
- 4) SOUTH 82 DEGREES 44 MINUTES 34 SECONDS EAST 74.00 FEET TO A POINT;

THENCE LEAVING SAID ROAD SOUTH 00 DEGREES 26 MINUTES 38 SECONDS WEST 500.00' TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 20.00 FEET;

THENCE SOUTH 79 DEGREES 10 MINUTES 51 SECONDS WEST 380.07 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 449 (DIETZ LANE), PASSING AN EXISTING IRON PIN AT 365.44 FEET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 444.39 FEET (CHORD BEARING NORTH 13 DEGREES 49 MINUTES 10 SECONDS WEST 3.01 FEET) AN ARC DISTANCE OF 3.01 FEET TO A POINT IN THE CENTER OF DIETZ LANE;

THENCE NORTH 00 DEGREES 26 MINUTES 38 SECONDS EAST 722.93 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN AT 147.47 FEET AND PASSING IRON PINS SET AT 350.10 FEET AND 695.93 FEET;

CONTAINING 5.072 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF TOWNSHIP ROAD 449 (ELLERMAN ROAD) AND COUNTY ROAD 449 (DIETZ LANE) AND ALL OTHER APPLICABLE EASEMENTS.

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 PREVIOUS SURVEY OF 135.341 MORE OR LESS ACRES CONVEYED TO CAROL GOFF (DEED VOLUME 1144, PAGE 905).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6TH DAY OF JUNE 2000.

W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

**OFFICE COPY  
NOT RECORDABLE**

DESCRIPTION ATTACHED  
FOR AMERICAN SURETY  
BY *[Signature]*

6-15-2000

# SURVEY FOR CAROL GOFF

AUDITORS' PARCEL NUMBER

73-73-36-01-14-000 (PART)

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 135.341 MORE OR LESS ACRES CONVEYED TO CAROL GOFF (DEED VOLUME 1144, PAGE 905).

NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14

JAMES L. & EILEEN B. McFERRIN  
VOL 577, PG. 599

MID SECTION LINE

SCALE 1"=180'  
0 90 180 360

S.00°26'38"W  
145.20'

CAROL GOFF  
VOL. 1515, PG. 329

P.O.B.

C. BAUGHMAN  
VOL. 1050, PG. 528

**RESEARCH:**

- VOL. 1058, PG. 294
- VOL. 1023, PG. 441
- VOL. 1004, PG. 424
- VOL. 1144, PG. 905
- VOL. 1023, PG. 441
- VOL. 891, PG. 317
- VOL. 934, PG. 270
- MUSKINGUM CO. TAX MAP

JOHN A. BROCK  
VOL 699, PG. 289

N.13°49'10"W  
CHORD=3.01'  
ARC=3.01'  
RADIUS=444.39'

CAROL GOFF  
VOL. 1515, PG. 329  
5.072 ± ACRES

## LEGEND

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

N.08°25'59"W  
CHORD=80.44'  
ARC=80.55'  
RADIUS=444.39'

CAROL GOFF  
VOL 1515, PG. 329

N.89°21'38"E. 761.59'  
751.59'

ROBERT ELLERMAN  
VOL. 1111, PG. 483

~~RECORDED~~  
6-15-2000

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECTLY PREPARED BY ME, THIS 6th DAY OF JUNE, 2000.

OFFICE COPY  
NOT RECORDABLE

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

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

DRAWN BY: AJS	DATE: 08-06-00
SCALE: 1"=180'	CHECKED BY: WJB
JOB NO: 4535	DRAWING NO: D:\4535\45355AC