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# Biedenbach Engineering, Inc.

Civil Engineering and Land Surveying

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**CAROL GOFF**  
**AUDITOR'S PARCEL NUMBER**  
**73-73-39-02-35-000 (PART)**

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

**BEGINNING** AT AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 19 OF HUNTER'S RUN SUBDIVISION (PLAT BOOK 17, PAGE 126);

**THENCE** WITH THE SOUTH LINE OF LOT 19 OF HUNTER'S RUN SUBDIVISION, SOUTH 89 DEGREES 04 MINUTES 03 SECONDS EAST 627.71 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF LOT 19;

**THENCE** LEAVING THE CORNER OF LOT 19 AND TRAVERSING THROUGH A TRACT CONVEYED TO CAROL GOFF (DEED BOOK VOLUME 1144, PAGE 905), SOUTH 16 DEGREES 13 MINUTES 40 SECONDS EAST 851.25 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 449 (DIETZ LANE), PASSING IRON PINS SET AT 638.13 FEET AND 820.55 FEET;

**THENCE** WITH THE CENTER OF COUNTY ROAD 449 (DIETZ LANE) THE FOLLOWING FOUR COURSES AND DISTANCES:

- 1) SOUTH 86 DEGREES 00 MINUTES 15 SECONDS WEST 59.59 FEET TO A POINT;
- 2) SOUTH 84 DEGREES 55 MINUTES 59 SECONDS WEST 96.47 FEET TO A POINT;
- 3) SOUTH 89 DEGREES 03 MINUTES 29 SECONDS WEST 65.88 FEET TO A POINT;
- 4) NORTH 87 DEGREES 05 MINUTES 27 SECONDS WEST 87.72 FEET TO A POINT;

**THENCE** LEAVING SAID ROAD, NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST 317.07 FEET TO AN IRON PIN SET, PASSING IRON PINS SET AT 30.03 FEET AND 137.64 FEET;

**THENCE** NORTH 89 DEGREES 31 MINUTES 40 SECONDS WEST 558.42 FEET TO AN IRON PIN SET, PASSING IRON PINS SET AT 128.76 FEET, 278.42 FEET AND 418.37 FEET;

**THENCE** NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST 515.18 FEET TO THE PLACE OF BEGINNING;

CONTAINING 10.190 MORE OR LESS ACRES, SUBJECT TO A 30-FOOT EASEMENT FOR ROAD RIGHT OF WAY ALONG COUNTY ROAD 449 (DIETZ LANE) AND A 15 FOOT UTILITY EASEMENT AND ALL OTHER APPLICABLE EASEMENTS.

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 PREVIOUS SURVEY OF 2.932 MORE OR LESS ACRES (VOLUME 915, PAGE 133).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6<sup>TH</sup> DAY OF DECEMBER 2002.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY A.L. Swinehart  
12-12-2002 *ua*

# SURVEY FOR CAROL GOFF

AUDITORS PARCEL NUMBER  
73-73-39-02-35 000 (PART)

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

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 2.932 ± ACRES (VOLUME  
915, PAGE 133).



SCALE 1"=150'  
0 75 150 300

## LEGEND

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

LOT 19  
C. & B. FINK  
VOL. 1519, PG. 440

RESEARCH:  
VOL. 1144, PG. 905  
VOL. 1023, PG. 441  
VOL. 891, PG. 317  
VOL. 934, PG. 270  
MUSKINGUM COUNTY  
DEED RECORDS

LOT 20  
M. & N. WALLACE  
VOL. 1605, PG. 52

SOUTHWEST CORNER OF LOT 19  
OF HUNTER'S RUN SUBDIVISION  
(PLAT BOOK 17, PAGE 126)

TRACT 48  
CAROL GOFF  
VOL. 1144, PG. 905

TRACT 49  
CAROL GOFF  
VOL. 1144, PG. 905  
10.190 ± ACRES

CAROL GOFF  
VOL. 1515, PG. 329

N.00°07'50"E. 515.18'

R. ELLERMAN  
VOL. 1111, PG. 483

TRACT 53  
CAROL GOFF  
VOL. 1144, PG. 905

TRACT 52

TRACT 51  
CAROL GOFF  
VOL. 1144, PG. 905

TRACT 50  
CAROL GOFF  
VOL. 1144, PG. 905

30' EASEMENT FOR ROAD  
RIGHT-OF-WAY  
15' UTILITY EASEMENT

Q. COUNTY ROAD 449  
(DIETZ LANE)

L. & S. ZIMMERMAN  
VOL. 1147, PG. 168

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *[Signature]*  
12-12-2002

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME.  
THIS 12th DAY OF DECEMBER, 2002.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6413

BIEDENBACH ENGINEERING  
ZANESVILLE, OHIO  
(740) 453-4850

DRAWN BY: AJS	DATE: 12-06-02
SCALE: 1"=150'	CHECKED BY: MDN
JOB NO: 4795	DRAWING NO: D:\4293\FISHER49