

Biedenbach Engineering, Inc.

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Civil Engineering and Land Surveying

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T. & C. FLEMING
AUDITORS PARCEL NUMBER
06-06-70-29-01-000 (ALL)

BEING A PART OF LOT 1 OF A SURVEY BY CHARLES ROBERTS IN MARCH 1834, SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (1/2 INCH REBAR-CLAUS) AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER;

THENCE WITH THE EAST LINE OF THE SAID NORTHEAST QUARTER, SOUTH 00 DEGREES 46 MINUTES 35 SECONDS EAST 1769.45 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE NORTHEAST CORNER OF A 7.33 ACRE TRACT CONVEYED TO L. AND M. TYSINGER (DEED VOLUME 673, PAGE 10), SAID IRON PIN BEING NORTH 00 DEGREES 46 MINUTES 35 SECONDS WEST 860.87 FEET FROM AN EXISTING IRON PIN (PIPE);

THENCE WITH THE NORTH LINE OF THE SAID TYSINGER TRACT, SOUTH 89 DEGREES 20 MINUTES 14 SECONDS WEST 1322.59 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO D. AND S. COX (DEED VOLUME 1157, PAGE 147), PASSING AN IRON PIN SET AT 1280.93 FEET;

THENCE THE WITH THE NORTH LINE OF THE SAID COX TRACT, SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 1128.50 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-BINCKLEY), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR-BINCKLEY) AT 50.00 FEET;

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO R. HUNTER (DEED VOLUME 793, PAGE 268), NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST 833.14 FEET TO A POINT;

THENCE WITH THE SOUTHERLY LINE OF A TRACT CONVEYED TO D. AND C. TYSINGER (DEED VOLUME 1082, PAGE 445 AND VOLUME 441, PAGE 27), NORTH 35 DEGREES 31 MINUTES 02 SECONDS EAST 383.51 FEET TO A POINT IN COUNTY ROAD 466 (GAYSPORT HILL ROAD), PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 2.68 FEET, 216.25 FEET AND 361.34 FEET;

THENCE WITH THE EASTERLY LINE OF THE SAID TYSINGER TRACT, NORTH 53 DEGREES 16 MINUTES 19 SECONDS WEST 233.50 FEET TO A POINT;

THENCE WITH THE NORTH LINE OF THE SAID TYSINGER TRACT, SOUTH 88 DEGREES 56 MINUTES 19 SECONDS WEST 40.20 FEET TO AN EXISTING IRON PIN (IN CONCRETE) ON THE ABOVE SAID EAST LINE OF R. HUNTER;

THENCE WITH THE SAID EAST LINE, NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST 474.15 FEET TO A POINT ON THE NORTH LINE OF SECTION 29, PASSING AN IRON PIN SET AT 390.33 FEET;

THENCE WITH THE SAID SECTION LINE, NORTH 89 DEGREES 06 MINUTES 17 SECONDS EAST 1730.94 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF TRACT 10 OF A SURVEY FOR BRUNER LAND COMPANY (DATED MAY 5, 1988), PASSING AN EXISTING IRON PIN (1-1/4 INCH PIPE) AT 25.04 FEET;

THENCE CONTINUING WITH THE SAID SECTION LINE, NORTH 89 DEGREES 04 MINUTES 58 SECONDS EAST 714.03 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 97.902 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 466 AND ALL OTHER APPLICABLE EASEMENTS.

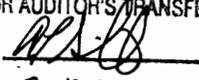
ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-PS6923).

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 92.197 ACRE TRACT CONVEYED TO D. AND S. COX (DEED VOLUME 1157, PAGE 147) PERFORMED BY DONALD E. BINCKLEY P.S. 7879, DATED APRIL 21, 1999.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 4TH DAY OF MARCH 2003.

MICHAEL J. WICK
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY 
3-10-2003

SURVEY FOR CAROL GOFF

AUDITORS PARCEL NUMBER
06-06-70-29-01-000 (ALL)

BEING A PART OF LOT 1 OF A SURVEY BY CHARLES ROBERTS IN MARCH 1834, SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 92.197 ACRE TRACT CONVEYED TO D. AND S. COX (DEED VOLUME 1157, PAGE 147) PERFORMED BY DONALD E. BINCKLEY P.S. 7879, DATED APRIL 21, 1999.



LEGEND

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

SCALE 1"=400' QUARTER CORNER

RESEARCH:
VOL. 441, PG. 27
VOL. 793, PG. 269
VOL. 1082, PG. 444
VOL. 1538, PG. 863
U.S.G.S. (PHILO QUAD)
MUSKINGUM CO. TAX MAP

SURVEY FOR BRUNER LAND COMPANY (DATED MAY 5, 1988)

SECTION 20
N.89°06'17"E. 1730.94'
SECTION 29
1705.90'

N.89°04'58"E. 714.03'
P.O.B.SECTION 20
SECTION 21
TRACT 10
TRACT 11
TRACT 12

NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 29

LINE DATA

No.	BEARING	DISTANCE
1	N.35°31'02"E.	383.51'
2	N.53°16'19"W.	233.50'
3	S.88°56'19"W.	40.20'

D. & C. TYSINGER
VOL. 441, PG. 27
N.00°34'35"W. 474.15'
390.33'
83.82'
IN CONCRETE
5/8" REBAR
22.17'
145.09'
5/8" REBAR
213.57'
2.68'
D. & C. TYSINGER
VOL. 1082, PG. 445
R. HUNTER
VOL. 793, PG. 268
N.00°34'35"W. 833.14'
5/8" REBAR (BINCKLEY)

1078.50'
S.89°23'00"W. 1128.50'
D. & S. COX
VOL. 1157, PG. 147

T. & C. FLEMING
VOL. 1538, PG. 863
97.902 ± ACRES

1280.93'
S.89°20'14"W. 1322.59'
L. & M. TYSINGER
VOL. 673, PG. 10

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY 3-10-2003

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 4th DAY OF MARCH 2003

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

OFFICE COPY NOT RECORDABLE

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

DRAWN BY: AJS	DATE: 03-04-03
SCALE: 1"=400'	CHECKED BY: MDN
JOB NO: 4917	DRAWING NO: D:\4917\4917

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CAROL GOFF
AUDITORS PARCEL NUMBER
06-06-70-29-01-000 (PART)

BEING A PART OF LOT 1 OF A SURVEY BY CHARLES ROBERTS IN MARCH 1834, SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (1/2 INCH REBAR-CLAUS) AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER;

THENCE WITH THE EAST LINE OF THE SAID NORTHEAST QUARTER, SOUTH 00 DEGREES 46 MINUTES 35 SECONDS EAST 271.54 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE EAST LINE OF THE SAID NORTHEAST QUARTER, SOUTH 00 DEGREES 46 MINUTES 35 SECONDS EAST 1497.91 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE NORTHEAST CORNER OF A 7.33 ACRE TRACT CONVEYED TO L. AND M. TYSINGER (DEED VOLUME 673, PAGE 10), SAID IRON PIN BEING NORTH 00 DEGREES 46 MINUTES 35 SECONDS WEST 860.87 FEET FROM AN EXISTING IRON PIN (PIPE);

THENCE WITH THE NORTH LINE OF THE SAID TYSINGER TRACT, SOUTH 89 DEGREES 20 MINUTES 14 SECONDS WEST 1322.59 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 466 (GAYSPORT HILL ROAD), SAID POINT BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO D. AND S. COX (DEED VOLUME 1157, PAGE 147), PASSING AN IRON PIN SET AT 1280.93 FEET;

THENCE WITH THE CENTER OF SAID ROAD, NORTH 39 DEGREES 42 MINUTES 14 SECONDS WEST 148.54 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH A TRACT CONVEYED TO CAROL GOFF (VOLUME 1743, PAGE 98), NORTH 44 DEGREES 57 MINUTES 54 SECONDS EAST, PASSING IRON PINS SET AT 26.50 FEET, 461.09 FEET, AND 1003.47 FEET, A TOTAL DISTANCE OF 1977.00 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 26.096 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 466 AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-PS6923).

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 92.197 ACRE TRACT CONVEYED TO D. AND S. COX (DEED VOLUME 1157, PAGE 147) PERFORMED BY DONALD E. BINCKLEY P.S. 7879, DATED APRIL 21, 1999.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT WAS PREPARED BY ME, THIS 4TH DAY OF MARCH 2003.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923

APPROVED FOR CLOSURE

[Signature] 3-24-2005

EXEMPT FROM
PLANNING COMMISSION

[Signature] 3-24-2005

SURVEY FOR CAROL GOFF

AUDITORS PARCEL NUMBER
06-06-70-29-01-000 (PART)

BEING A PART OF LOT 1 OF A SURVEY BY CHARLES ROBERTS IN MARCH 1834, SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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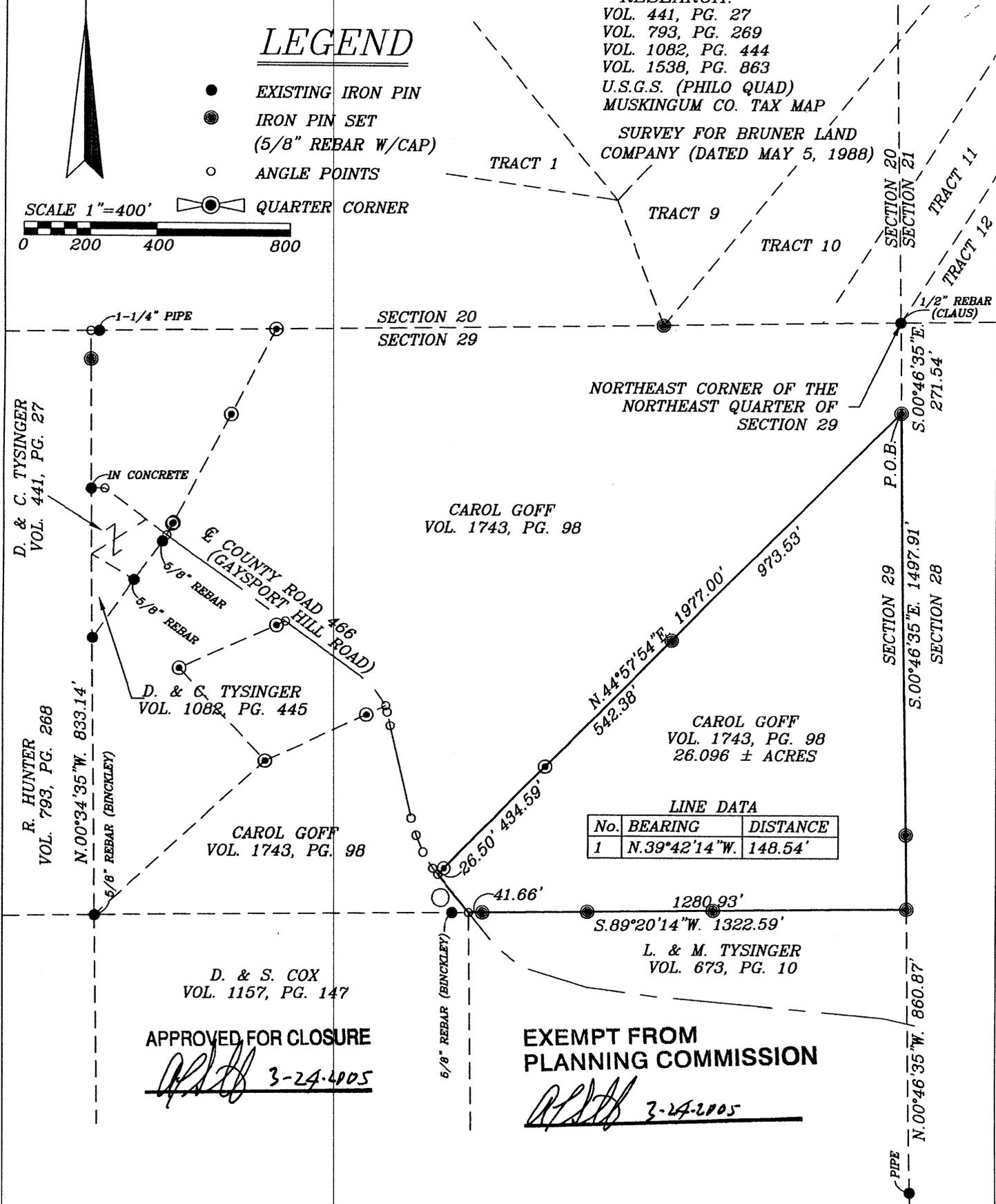


LEGEND

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

SCALE 1"=400' QUARTER CORNER

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VOL. 1538, PG. 863
U.S.G.S. (PHILO QUAD)
MUSKINGUM CO. TAX MAP
SURVEY FOR BRUNER LAND COMPANY (DATED MAY 5, 1988)



LINE DATA

No.	BEARING	DISTANCE
1	N.39°42'14"W.	148.54'

APPROVED FOR CLOSURE
[Signature] 3-24-2005

EXEMPT FROM PLANNING COMMISSION
[Signature] 3-24-2005

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 4th DAY OF MARCH, 2005.

MICHAEL NICHOLS
REGISTERED SURVEYOR #6923

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NOT RECORDABLE

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