

# Biedenbach Engineering, Inc.

3010 East Pike  
Zanesville, OH 43701

Civil Engineering and Land Surveying

Telephone (740) 453-4850  
Fax (740) 450-1000  
E-mail [biedenbach@ee.net](mailto:biedenbach@ee.net)

**T. & C. FLEMING**  
**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 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), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, 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 CENTER OF COUNTY ROAD 466 (GAYSPORT HILL ROAD), SOUTH 54 DEGREES 13 MINUTES 24 SECONDS EAST 440.54 FEET TO A POINT;

**THENCE** LEAVING THE CENTER OF COUNTY ROAD 466 (GAYSPORT HILL ROAD) AND TRAVERSING THROUGH A TRACT CONVEYED TO CAROL GOFF (VOLUME, PAGE) THE FOLLOWING THREE COURSES AND DISTANCES;

- 1) SOUTH 65 DEGREES 55 MINUTES 26 SECONDS WEST 349.66 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 29.33 FEET;
- 2) SOUTH 42 DEGREES 41 MINUTES 47 SECONDS EAST 380.95 FEET TO AN IRON PIN SET;
- 3) SOUTH 47 DEGREES 41 MINUTES 21 SECONDS WEST 690.89 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 8.197 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 4<sup>TH</sup> DAY OF MARCH 2003.

\_\_\_\_\_  
MICHAEL L. NICHOLS  
REGISTERED SURVEYOR 6923

**OFFICE COPY  
NOT RECORDABLE**

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY A.L. Swinehart  
3-24-2003 kb

# 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.

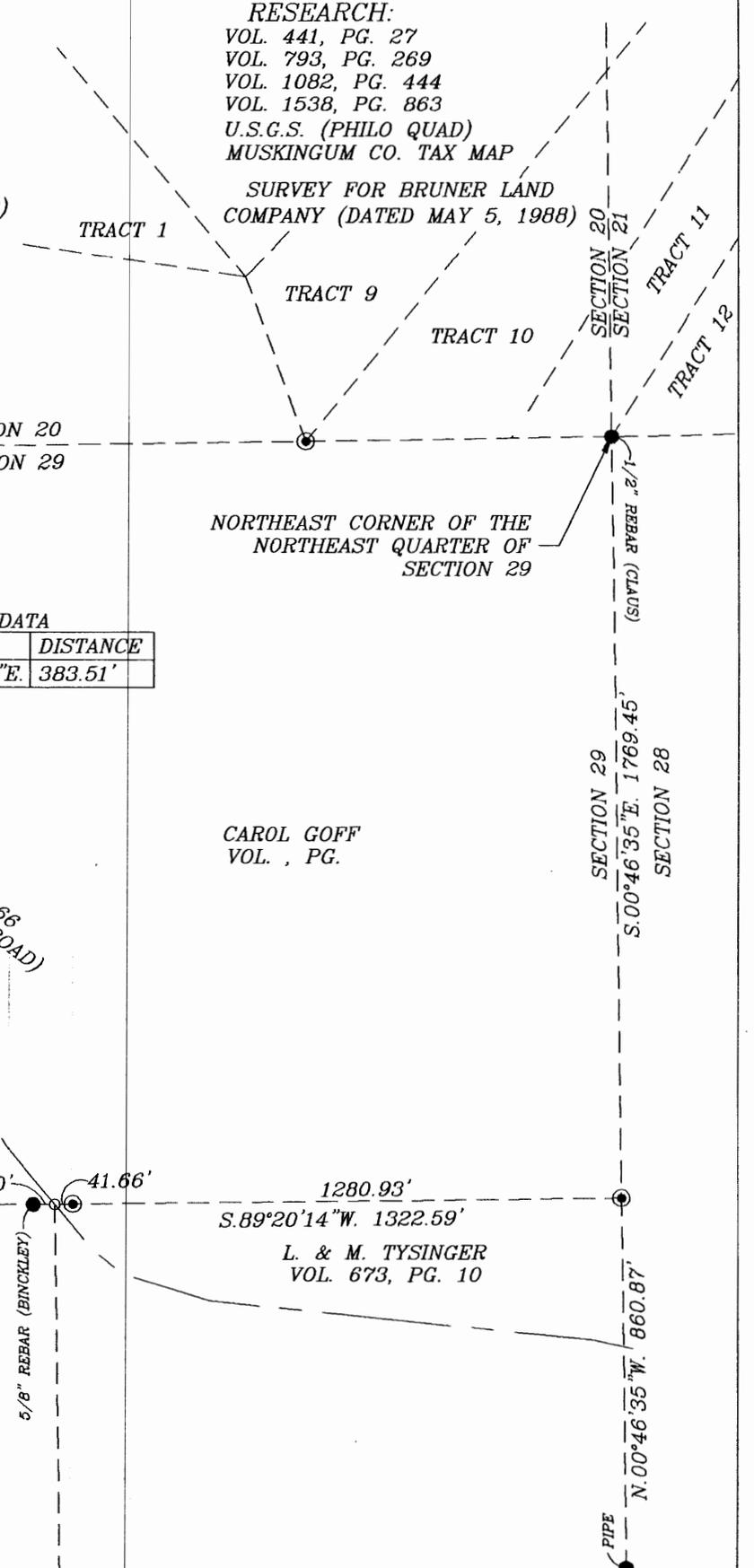
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 92.197 ACRE TRACT CONVEYED TO D. AND S. COX (DEED VOLUME 1157, PAGE 147) PERFORMED BY DONALD E. BINCKLEY P.S. 7879, DATED APRIL 21, 1999.

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)

## LEGEND

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

SCALE 1"=400'  
0 200 400 800



No.	BEARING	DISTANCE
1	N.35°31'02"E.	383.51'

D. & C. TYSINGER D. & C. TYSINGER  
VOL. 1082, PG. 445 VOL. 441, PG. 27  
R. HUNTER VOL. 793, PG. 268  
N.00°34'35"W. 833.14'  
5/8" REBAR (BINCKLEY)  
CAROL GOFF VOL. PG. 8.197 ± ACRES  
S.54°13'24"E. 440.54'  
22.17'  
5/8" REBAR  
145.09'  
5/8" REBAR  
213.57'  
2.68'  
S.65°55'26"W. 349.66'  
S.42°41'47"E. 380.95'  
S.47°41'21"W. 690.89'  
1078.50'  
S.89°23'00"W. 1128.50'  
D. & S. COX VOL. 1157, PG. 147  
P.O.B.

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
3-27-2003

CAROL GOFF  
VOL. , PG.

L. & M. TYSINGER  
VOL. 673, PG. 10

**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

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. WICKLES  
REGISTERED SURVEYOR #6923

**OFFICE COPY  
NOT RECORDABLE**