

51-63-01-40  
485 BROWNS DR

## Biedenbach Engineering, Inc.

3975 East Pike  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850  
Fax (740) 450-1000

ROBERT L. RICE, Sr. AND GREGORY A. RICE  
AUDITORS PARCEL NUMBER 51-51-63-01-40-000 (PART)

BEING A PART OF THE 88.561 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 WITH THE SAID WEST LINE OF THE SAID RICE TRACT AND THE EAST LINE OF A TRACT CONVEYED TO H. AND M. BROWN (VOLUME 328, PAGE 103), NORTH 00 DEGREES 46 MINUTES 00 SECONDS WEST 821.75 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING NORTH 00 DEGREES 46 MINUTES 00 SECONDS WEST 102.56 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID WEST LINE OF THE SAID RICE TRACT AND TRAVERSING INTO THE SAID RICE TRACT THE NEXT THREE COURSES AND DISTANCES:

- 1) NORTH 85 DEGREES 18 MINUTES 18 SECONDS EAST 253.68 FEET TO AN IRON PIN SET;
- 2) SOUTH 04 DEGREES 31 MINUTES 39 SECONDS EAST 55.51 FEET TO AN IRON PIN SET;
- 3) SOUTH 00 DEGREES 35 MINUTES 25 SECONDS EAST 65.34 FEET TO AN IRON PIN SET;

THENCE SOUTH 89 DEGREES 24 MINUTES 35 SECONDS WEST 256.53 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.656 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY RLR  
6-20-2001

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## ALSO THE FOLLOWING INGRESS AND EGRESS EASEMENT

BEING A PART OF THE 88.563 MORE OR LESS ACRE TRACT CONVEYED TO ROBERT L. RICE Sr. 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 WITH THE SAID WEST LINE OF THE SAID RICE TRACT AND THE EAST LINE OF A TRACT CONVEYED TO H. AND M. BROWN (VOLUME 328, PAGE 103), NORTH 00 DEGREES 46 MINUTES 00 SECONDS WEST 821.75 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID WEST LINE AND TRAVERSING INTO THE SAID RICE TRACT, NORTH 89 DEGREES 24 MINUTES 35 SECONDS EAST 256.53 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE NORTH 00 DEGREES 35 MINUTES 25 SECONDS WEST 65.34 FEET TO AN IRON PIN SET;

THENCE NORTH 04 DEGREES 31 MINUTES 39 SECONDS WEST 325.28 FEET TO A POINT;

THENCE NORTH 04 DEGREES 28 MINUTES 00 SECONDS WEST 137.93 FEET TO A POINT;

THENCE WITH THE SOUTH LINE OF BROWN'S DRIVE (TOWNSHIP ROAD 36), NORTH 85 DEGREES 08 MINUTES 21 SECONDS EAST 50.00 FEET TO AN EXISTING IRON PIN (3/4 INCH REBAR);

THENCE SOUTH 04 DEGREES 28 MINUTES 00 SECONDS EAST 137.75 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF THE TRACT CONVEYED TO LISA A. AND MARK A. HENDRICKSON BY DEED RECORDED IN VOLUME 1060, PAGE 171 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE WITH THE WEST LINE OF THE SAID HENDRICKSON TRACT, SOUTH 04 DEGREES 31 MINUTES 39 SECONDS EAST 327.49 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE SOUTHWEST CORNER OF SAID HENDRICKSON TRACT;

THENCE SOUTH 00 DEGREES 35 MINUTES 25 SECONDS EAST 67.03 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 24 MINUTES 35 SECONDS WEST 50.00 FEET TO THE PLACE OF BEGINNING.

# SURVEY FOR ROBERT L RICE, Sr.

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 RICE, Sr. 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, RANGE 6, OF THE UNITED STATES MILITARY LANDS. PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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.

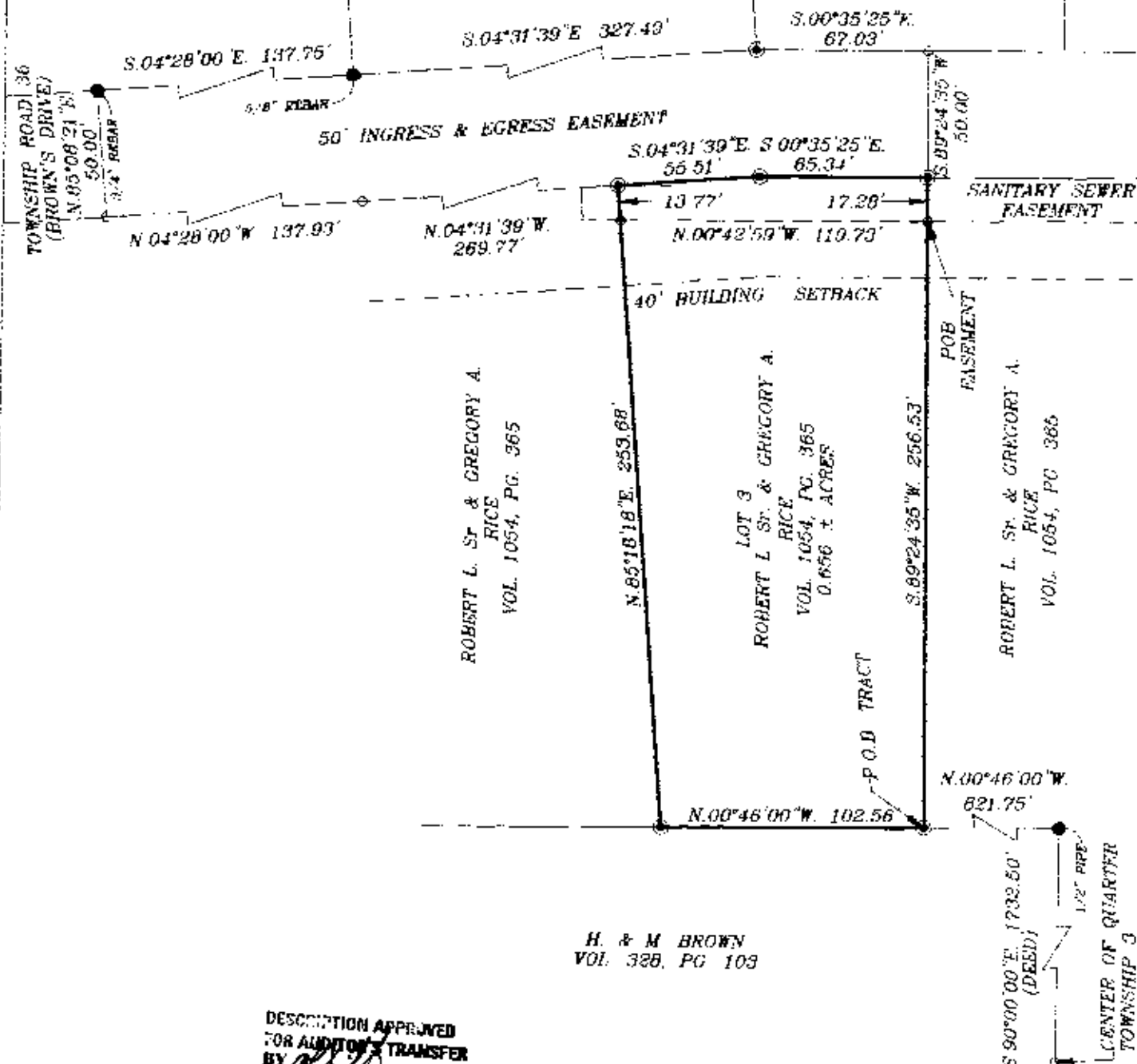
RESEARCH:  
VOL. 851, PG. 221  
VOL. 1060, PG. 171  
VOL. 1064, PG. 365  
PREVIOUS SURVEY OF  
22.18 ± ACRES  
MUSKINGUM CO. TAX MAP

## LEGEND

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

LISA A. & MARK A.  
HENDRICKSON  
VOL. 1060, PG. 171

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



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
6-20-2001

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 14th DAY OF FEBRUARY 2001.

MICHAEL J. NICHOLS  
REGISTERED SURVEYOR #6923

OFFICE COPY  
NOT RECORDABLE

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

DRAWN BY: JJB	DATE: 02-14-01
SCALE: 1"=60'	CHECKED BY: MDN
JOB NO. 4204	DRAWING NO. D-4204-RICE 03