

# Biedenbach Engineering, Inc.

3010 East Pike  
Zanesville, OH 43701

Civil Engineering and Land Surveying

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

**OFFICE COPY  
NOT RECORDABLE**

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 1274.73 FEET TO AN IRON PIN SET;

**THENCE** LEAVING THE EAST LINE OF THE SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 20 MINUTES 14 SECONDS WEST 341.43 FEET TO AN IRON PIN SET;

**THENCE** SOUTH 46 DEGREES 19 MINUTES 30 SECONDS WEST 327.17 FEET TO AN IRON PIN SET ON THE NORTH LINE OF A 7.33 ACRE TRACT CONVEYED TO L. AND M. TYSINGER (DEED VOLUME 673, PAGE 10);

**THENCE** WITH THE NORTH LINE OF THE SAID TYSINGER TRACT, SOUTH 89 DEGREES 20 MINUTES 14 SECONDS WEST 380.86 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 137.27 FEET;

**THENCE** LEAVING THE NORTH LINE OF THE SAID TYSINGER TRACT AND TRAVERSING THROUGH A TRACT CONVEYED TO CAROL GOFF (DEED VOLUME 1743, PAGE 98), NORTH 17 DEGREES 11 MINUTES 08 SECONDS EAST 858.43 FEET TO AN IRON PIN SET;

**THENCE** NORTH 44 DEGREES 57 MINUTES 54 SECONDS EAST 973.53 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 18.647 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 466 (GAYSPORT HILL ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

## **ALSO THE FOLLOWING 30 FOOT INGRESS AND EGRESS EASEMENT**

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), PASSING AN IRON PIN SET AT 271.54 FEET;

**THENCE** WITH THE NORTH LINE OF THE SAID TYSINGER TRACT, SOUTH 89 DEGREES 20 MINUTES 14 SECONDS WEST 688.22 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THIS EASEMENT;

**THENCE** LEAVING THE NORTH LINE OF SAID TYSINGER TRACT AND TRAVERSING THROUGH SAID TYSINGER TRACT, SOUTH 06 DEGREES 36 MINUTES 00 SECONDS EAST 88.16 FEET TO A POINT;

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**THENCE SOUTH 03 DEGREES 48 MINUTES 08 SECONDS WEST 52.99 FEET TO A POINT;**

**THENCE SOUTH 13 DEGREES 35 MINUTES 44 SECONDS WEST 59.14 FEET TO A POINT;**

**THENCE SOUTH 23 DEGREES 54 MINUTES 34 SECONDS WEST 71.61 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 466 (GAYSPORT HILL ROAD);**

**THENCE WITH THE CENTER OF COUNTY ROAD 466 (GAYSPORT HILL ROAD), NORTH 84 DEGREES 50 MINUTES 52 SECONDS WEST 31.68 FEET TO A POINT;**

**THENCE LEAVING THE CENTER OF COUNTY ROAD 466 (GAYSPORT HILL ROAD) AND TRAVERSING THROUGH SAID TYSINGER TRACT, NORTH 23 DEGREES 54 MINUTES 34 SECONDS EAST, PASSING AN IRON PIN SET AT 29.44 FEET, A TOTAL DISTANCE OF 79.09 FEET TO AN IRON PIN SET;**

**THENCE NORTH 13 DEGREES 35 MINUTES 44 SECONDS EAST 53.86 FEET TO AN IRON PIN SET;**

**THENCE NORTH 03 DEGREES 48 MINUTES 08 SECONDS EAST 47.69 FEET TO AN IRON PIN SET;**

**THENCE NORTH 06 DEGREES 36 MINUTES 00 SECONDS WEST 88.55 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID TYSINGER TRACT;**

**THENCE WITH THE NORTH LINE OF THE SAID TYSINGER TRACT, NORTH 89 DEGREES 20 MINUTES 14 SECONDS EAST 30.16 FEET TO THE PLACE OF BEGINNING.**

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 AND PREPARED BY ME, THIS 4<sup>TH</sup> DAY OF MARCH 2003.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY

5-14-2003

*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.

## LEGEND

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

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)

SCALE 1"=400'



A horizontal graphic scale bar with a black and white checkered pattern. It is marked with the numbers 0, 200, 400, and 800, representing feet.

No.	BEARING	DISTANCE
1	S.06°36'00"E.	88.16'
2	S.03°48'08"W.	52.99'
3	S.13°35'44"W.	59.14'
4	S.23°54'34"W.	71.61'
5	N.84°50'52"W.	31.68'
6	N.23°54'34"E.	29.44'
7	N.23°54'34"E.	49.65'
8	N.13°35'44"E.	53.86'
9	N.03°48'08"E.	47.69'
10	N.06°36'00"W.	88.55'
11	N.89°20'14"E.	30.16'

NORTHEAST CORNER OF THE  
NORTHEAST QUARTER OF  
SECTION 29

SECTION 20

SECTION 29

LINE DATA

No.	BEARING	DISTANCE
1	S.06°36'00"E.	88.16'
2	S.03°48'08"W.	52.99'
3	S.13°35'44"W.	59.14'
4	S.23°54'34"W.	71.61'
5	N.84°50'52"W.	31.68'
6	N.23°54'34"E.	29.44'
7	N.23°54'34"E.	49.65'
8	N.13°35'44"E.	53.86'
9	N.03°48'08"E.	47.69'
10	N.06°36'00"W.	88.55'
11	N.89°20'14"E.	30.16'

NORTHEAST CORNER OF THE  
NORTHEAST QUARTER OF  
SECTION 29

IN CONCRETE

COUNTY ROAD 466  
(GAYSPOUT HILL ROAD)

5/8" REBAR

5/8" REBAR

D. & C. TYSINGER  
VOL. 1082, PG. 445

R. HUNTER  
VOL. 793, PG. 268

N.00°34'35"W. 833.14'

5/8" REBAR (BINCKLEY)

CAROL GOFF  
VOL. 1743, PG. 98

CAROL GOFF  
VOL. 1743, PG. 98  
18.647 ± ACRES

N.17°11'08"E. 858.43'

N.44°57'54"E. 973.53'

P.O.B.

SECTION 29

SECTION 28

S.00°46'35"E. 271.54'

S.00°46'35"E. 1274.73'

S.89°20'14"W. 341.43'

S.46°19'30"W. 327.17'

S.89°20'14"W. 380.86' (TOTAL)

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

30' INGRESS AND  
EGRESS EASEMENT

PIPE

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY [Signature]  
5-14-2003

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*

5-14-2003

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

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