

# Biedenbach Engineering, Inc.

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**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), SAID POINT ALSO BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, 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 LEAVING THE NORTH LINE OF SAID COX TRACT AND TRAVERSING THROUGH A TRACT CONVEYED TO CAROL GOFF (VOLUME , PAGE ), NORTH 47 DEGREES 41 MINUTES 21 SECONDS EAST 690.89 FEET TO AN IRON PIN SET;

THENCE NORTH 64 DEGREES 58 MINUTES 07 SECONDS EAST 402.56 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 466 (GAYSPORT HILL ROAD), PASSING AN IRON PIN SET AT 336.94 FEET;

THENCE WITH THE CENTER OF COUNTY ROAD 466 (GAYSPORT HILL ROAD) THE FOLLOWING SEVEN COURSES AND DISTANCES;

- 1) SOUTH 34 DEGREES 46 MINUTES 27 SECONDS EAST 3.18 FEET TO A POINT;
- 2) SOUTH 11 DEGREES 16 MINUTES 49 SECONDS EAST 59.73 FEET TO A POINT;
- 3) SOUTH 12 DEGREES 45 MINUTES 23 SECONDS EAST 286.92 FEET TO A POINT;
- 4) SOUTH 16 DEGREES 26 MINUTES 05 SECONDS EAST 53.82 FEET TO A POINT;
- 5) SOUTH 22 DEGREES 02 MINUTES 37 SECONDS EAST 54.37 FEET TO A POINT;
- 6) SOUTH 32 DEGREES 19 MINUTES 25 SECONDS EAST 55.99 FEET TO A POINT;
- 7) SOUTH 39 DEGREES 42 MINUTES 14 SECONDS EAST 172.76 FEET TO THE PLACE OF BEGINNING.

CONTAINING 8.508 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 J. NICHOLS  
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY 

3-24-2003

## 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

SCALE 1"=400'

0 200 400 800

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

TRACT 1

TRACT 9

TRACT 10

SECTION 20  
SECTION 21TRACT 11  
TRACT 121/2" REBAR  
(CLAUS)

SECTION 20

SECTION 29

## LINE DATA

No.	BEARING	DISTANCE
1	S.34°46'27"E.	3.18'
2	S.11°16'49"E.	59.73'
3	S.12°45'23"E.	286.92'
4	S.16°26'05"E.	53.82'
5	S.22°02'37"E.	54.37'
6	S.32°19'25"E.	55.99'
7	S.39°42'14"E.	172.76'

NORTHEAST CORNER OF THE  
NORTHEAST QUARTER OF  
SECTION 29CAROL GOFF  
VOL. , PG.SECTION 29  
SECTION 28

S.00°46'35"E. 1769.45'

SECTION 28

N.00°46'35"W. 860.87'

PIPE

D. & C. TYSINGER D. & C. TYSINGER  
VOL. 1082, PG. 445 VOL. 441, PG. 27R. HUNTER  
VOL. 793, PG. 268

N.00°34'35"W. 833.14'

5/8" REBAR (BINCKLEY)

N.47°41'21"E.  
690.89'CAROL GOFF  
VOL. , PG.CAROL GOFF  
VOL. , PG.  
8.508 ± ACRESN.64°58'07"E.  
402.56'

336.94'

65.62'

P.O.B.

1078.50'

S.89°23'00"W. 1128.50'

D. & S. COX  
VOL. 1157, PG. 147

1280.93'

L. & M. TYSINGER  
VOL. 673, PG. 10DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
3-24-2003BIEDENBACH ENGINEERING, INC.  
ZANESVILLE, OHIO  
(740) 453-4850DRAWN BY:  
AJSDATE:  
03-04-03SCALE:  
1"=400'CHECKED BY:  
MDNJOB NO:  
4917DRAWING NO:  
D:\4917\4917I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT PREPARED BY ME,  
THIS 4th DAY OF MARCH, 2003.MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923OFFICE COPY  
NOT RECORDABLE