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Surveying and Mapping

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M. AND V. OSBORN

AUDITORS PARCEL NUMBERS
17-17-07-01-03-000 (ALL)

BEING A PART OF LOT NUMBER 2 AND LOT NUMBER 3 SIBLEY'S SUBDIVISION IN THE 1ST QUARTER OF TOWNSHIP 1, RANGE 8, UNITED STATES MILITARY LANDS, IN FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING ½ INCH REBAR MARKING THE SOUTHWEST CORNER OF LOT 3 OF SAID SIBLEY'S SUBDIVISION;

THENCE NORTH 02 DEGREES 30 MINUTES 32 SECONDS EAST 2398.28 FEET ALONG THE WEST LINE OF LOT NUMBER 3 OF SAID SIBLEY'S SUBDIVISION TO AN EXISTING 5/8 INCH REBAR MARKING THE NORTHWEST CORNER OF HEREIN BEFORE MENTIONED LOT NUMBER 3, PASSING AN EXISTING 5/8 INCH REBAR AT 751.79 FEET;

THENCE SOUTH 88 DEGREES 10 MINUTES 19 SECONDS EAST 236.16 FEET, ALONG THE SOUTH LINE OF A TRACT CONVEYED TO RAY THOMAS LUMBERTOWN, INC. AS RECORDED IN DEED VOLUME 739, PAGE 11 OF THE MUSKINGUM COUNTY DEED RECORDS TO AN EXISTING IRON PIN;

THENCE SOUTH 87 DEGREES 55 MINUTES 02 SECONDS EAST 1213.17 FEET ALONG THE SOUTH LINE OF A TRACT CONVEYED TO D. AND T. SARBAUGH (VOLUME 1141, PAGE 752) E. JACKSON, JR. (VOLUME 993, PAGE 387) TO A POINT, PASSING EXISTING IRON PINS AT 851.87 FEET AND 881.87 FEET;

THENCE SOUTH 02 DEGREES 11 MINUTES 33 SECONDS WEST 2504.48 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD NUMBER 309 (FAIRVIEW ROAD), PASSING AN EXISTING IRON PIN (REBAR) MARKING THE NORTHWEST CORNER OF A TRACT CONVEYED TO NORTHSIDE GARDEN CENTER (VOLUME 1059, PAGE 399), AT 10.29 FEET ALSO PASSING EXISTING IRON PINS AT 1311.12 FEET AND 1596.85 FEET;

THENCE ALONG SAID TOWNSHIP ROAD THE NEXT SIX COURSES AND DISTANCES:

- 1) NORTH 86 DEGREES 21 MINUTES 36 SECONDS WEST 102.41 FEET;
- 2) NORTH 87 DEGREES 19 MINUTES 39 SECONDS WEST 25.00 FEET;
- 3) NORTH 86 DEGREES 32 MINUTES 03 SECONDS WEST 360.81 FEET;
- 4) NORTH 85 DEGREES 15 MINUTES 38 SECONDS WEST 389.65 FEET;
- 5) NORTH 81 DEGREES 59 MINUTES 53 SECONDS WEST 349.22 FEET;
- 6) NORTH 83 DEGREES 57 MINUTES 17 SECONDS WEST 238.44 FEET TO A POINT ON THE WEST LINE OF LOT 2 OF SAID SIBLEY'S SUBDIVISION;

THENCE LEAVING SAID TOWNSHIP ROAD NUMBER 309 NORTH 02 DEGREES 30 MINUTES 32 SECONDS EAST 22.91 FEET TO THE PLACE OF BEGINNING.

CONTAINING 82.685 MORE OR LESS ACRES 2.502 ACRES IN LOT NUMBER 2 AND 80.183 IN LOT NUMBER 3, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE STATE PLANE GRID FROM A PREVIOUS SURVEY BY R. M. GRAVES ALONG THE WEST AND SOUTH LINES OF THIS TRACT (DATED DECEMBER 30, 1994.)

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 16TH DAY OF FEBRUARY 1999.

BIEDENBACH
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY A.L. Swinehart
2-22-99 KB

SURVEY FOR CAROL GOFF

RAY THOMAS LUMBERTOWN, INC.
VOL. 739, PG. 11

AUDITORS PARCEL NUMBER
17-17-07-01-03-000 (ALL)

E. JACKSON
VOL. 1065, PG. 487

E. JACKSON, JR.
VOL. 993, PG. 387

D. & T. SARBAUGH
VOL. 1141, PG. 752

MUSKINGUM TOWNSHIP S.88°10'19"E. 236.16'
FALLS TOWNSHIP 5/8" REBAR

S.87°55'02"E. 1213.17'
851.87'

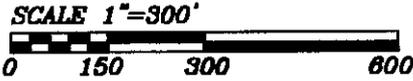
5/8" REBAR (WJD)
331.30'
30.00'

39.28'
5/8" REBAR (WJD)
5/8" REBAR (LJNN)

NORTHWEST CORNER OF LOT 3 OF SIBLEY'S SUBDIVISION BY L.P. DINAN, SURVEY DATED JANUARY 15, 1987.

BEING PARTS OF LOT 2 AND LOT 3 OF SIBLEY'S SUBDIVISION IN QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE STATE PLANE GRID FROM A PREVIOUS SURVEY BY R.M. GRAVES ALONG THE WEST AND SOUTH LINES OF THIS TRACT (DATED DECEMBER 30, 1994)



L.P. DINAN SURVEY #5451

LOT 4

N.02°30'32"E. 2421.19'

1646.40'

LOT 3

MILLARD R. & VIRGINIA R. OSBORN
VOL. 1077, PG. 133
82.665 ± ACRES

RESEARCH:
VOL. 1077, PG. 133
VOL. 1059, PG. 399
MUSKINGUM CO. TAX MAP

PREVIOUS SURVEY OF 9.47 AC.
BY R.M. GRAVES #5792, DATED
12-30-94.

5/8" REBAR (LJNN)

5/8" REBAR (LJNN)

1300.88'

S.02°11'33"W. 2504.48'

NORTHSIDE GARDEN CENTER
VOL. 1069, PG. 399

SOUTHWEST CORNER OF LOT 3 OF SIBLEY'S SUBDIVISION BY R.M. GRAVES, SURVEY DATED DECEMBER 30, 1994.

5/8" REBAR (BOCK & CLARK)

751.79'

LEGEND

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

LOT 4 1/2" REBAR
LOT 5

N.83°57'17"W. 236.44'
N.81°59'53"W. 349.22'

TOWNSHIP ROAD 309 (FAIRVIEW ROAD)

WOLFE BUILDING CENTER, INC.
VOL. 1109, PG. 469
8.47 ACRES

5/8" REBAR

1.01 ± ACRES

P. & P. WORMAN
VOL. 1116, PG. 546

3/4" PIPE

LOT 3
LOT 2

N.86°32'03"W. 380.81'
N.87°19'39"W. 25.00'

C.E. & W.J. NORMAN
VOL. 999, PG. 381

907.63'

3/4" PIPE
N.86°21'36"W. 102.41'

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY A.L. Swinehart
2-22-99 K8

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 16th DAY OF FEBRUARY 1999.

OFFICE COPY
NOT RECORDED
W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

W.J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY: AJS	DATE: 02-16-99
SCALE: 1"=300'	CHECKED BY: WJB
JOB NO: 4396	DRAWING NO: D:\4396\4396