

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850  
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M. AND V. OSBORN

## AUDITORS PARCEL NUMBERS

17-17-07-01-03-000 (ALL)  
PT

BEING A PART OF LOT NUMBER 2 AND LOT NUMBER 3 SIBLEY'S SUBDIVISION IN THE 1<sup>ST</sup> 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 1691.84 FEET ALONG THE WEST LINE OF LOT NUMBER 3 OF SAID SIBLEY'S SUBDIVISION TO A POINT;

**THENCE** SOUTH 87 DEGREES 29 MINUTES 28 SECONDS EAST 750.00 FEET TO A POINT,

**THENCE** SOUTH 02 DEGREES 30 MINUTES 32 SECONDS WEST 1769.29 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD NUMBER 309 (FAIRVIEW ROAD),

**THENCE** ALONG SAID TOWNSHIP ROAD THE NEXT THREE COURSES AND DISTANCES:

- 1) NORTH 85 DEGREES 15 MINUTES 38 SECONDS WEST 164.52 FEET;
- 2) NORTH 81 DEGREES 59 MINUTES 53 SECONDS WEST 349.22 FEET;
- 3) 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** 30.00 MORE OR LESS ACRES, 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.)

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

W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY K. Buckley

2-23-99

# 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. 1085, PG. 487

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

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

PT

MUSKINGUM TOWNSHIP  
S.88°10'19"E. 236.16'

FALLS TOWNSHIP

S.87°55'02"E. 1213.17'  
851.87'

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

5/8" REBAR (WJB)  
39.28'

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)

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

706.44'



S.87°29'28"E. 750.00'

### 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.

L.P. DINAN SURVEY #5451

LOT 4

LOT 3

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

N.02°30'32"E. 1714.75'

840.05'

751.79'

22.91'

N.83°57'17"W. 238.44'  
N.81°59'53"W. 349.22'  
164.52'

E. TOWNSHIP ROAD 309 (FAIRVIEW ROAD)

WOLF'S BUILDING CENTER, INC.  
VOL. 1102, PG. 469  
9.47 ACRES

N.02°30'32"E. 1769.29'

5/8" REBAR (LINN)  
285.73'

5/8" REBAR (LINN)

1500.83'

S.02°11'33"W. 2504.48'

NORTHSIDE GARDEN CENTER  
VOL. 1059, PG. 399

## LEGEND

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

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY K. Buckley  
2-23-99

LOT 4  
LOT 5  
1/2" REBAR

LOT 3  
LOT 2

5/8" REBAR  
1.01 ± ACRES

3/4" PIPE  
P. & P. WOREMAN  
VOL. 1114, PG. 846

N.85°15'38"W. 389.85'  
N.86°32'03"W. 360.81'  
N.87°19'39"W. 25.00'

3/4" PIPE  
N.86°21'36"W. 102.41'

C.R. & V.J. NORMAN  
VOL. 892, PG. 381

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

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.

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

OFFICE COPY  
NOT REPRODUCIBLE

DRAWN BY:  
AJS

DATE:  
02-16-99

SCALE:  
1"=300'

CHECKED BY:  
WJB

JOB NO:  
4396

DRAWING NO:  
D:\4396\4396