

# W. J. Biederbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

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

M. AND V. OSBORN  
AUDITORS PARCEL NUMBER 17-17-07-01-03-000 (PART)

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

**BEGINNING** AT AN EXISTING IRON PIN (5/8 INCH REBAR) MARKING THE NORTHWEST CORNER OF LOT 3 OF SAID SIBLEY'S SUBDIVISION;

**THENCE** WITH THE NORTH LINE OF SAID LOT 3 SOUTH 88 DEGREES 10 MINUTES 19 SECONDS EAST 236.16 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

**THENCE** CONTINUING WITH SAID NORTH LINE SOUTH 87 DEGREES 55 MINUTES 02 SECONDS EAST 1213.17 FEET TO A POINT, SAID POINT BEING NORTH 87 DEGREES 55 MINUTES 02 SECONDS WEST 39.28 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING EXISTING IRON PINS (5/8 INCH REBARS) AT 851.87 FEET AND 881.87 FEET;

**THENCE** SOUTH 02 DEGREES 11 MINUTES 33 SECONDS WEST 1104.95 FEET TO A POINT, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) MARKING THE NORTHWEST CORNER OF A TRACT CONVEYED TO NORTHSIDE GARDEN CENTER (VOLUME 1059, PAGE 399) AT 10.29 FEET;

**THENCE** NORTH 87 DEGREES 29 MINUTES 28 SECONDS WEST 705.38 FEET TO A POINT;

**THENCE** NORTH 02 DEGREES 30 MINUTES 32 SECONDS EAST 386.67 FEET TO A POINT;

**THENCE** NORTH 87 DEGREES 29 MINUTES 28 SECONDS WEST 750.00 FEET TO A POINT ON THE WEST LINE OF LOT 3 OF SAID SIBLEY'S SUBDIVISION;

**THENCE** WITH SAID WEST LINE NORTH 02 DEGREES 30 MINUTES 32 SECONDS EAST 706.44 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 7<sup>TH</sup> DAY OF JANUARY 2000.

-----  
MICHAEL R. NICHOLS  
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED  
FOR AUDITORS TAXES  
BY *[Signature]*

1-13-00

## SURVEY FOR CAROL GOFF

AUDITORS PARCEL NUMBER

17-17-07-01-03-000 (PART)

RAY THOMAS LUMBERTOWN, INC.  
VOL. 739, PG. 11D. & T. SARBAUGH  
VOL. 1141, PG. 752E. JACKSON  
VOL. 1065, PG. 487E. JACKSON, JR.  
VOL. 993, PG. 387MUSKINGUM TOWNSHIP  
FALLS TOWNSHIPS. 88°10'19"E.  
236.16'

S. 87°55'02"E. 1213.17'

051.87'

5/8" REBAR  
(WJB)

331.30'

30.00'

39.28'

5/8" REBAR  
(WJB)

10.29'

5/8" REBAR  
(LNN)

1094.66'

S. 02°11'33"W. 1104.95'

BEING A PART OF 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)MILLARD R. & VIRGINIA R.  
OSBORN  
VOL. 1077, PG. 133  
30.00 ± ACRES

N. 87°29'28"W. 750.00'

N. 02°30'32"E.

386.67'

N. 87°29'28"W. 705.30'

5/8" REBAR  
(LNN)MILLARD R. & VIRGINIA R.  
OSBORN  
VOL. 1077, PG. 1335/8" REBAR  
(LNN)

SCALE 1"=300'

0 150 300 600

## LEGEND

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

## RESEARCH:

VOL. 1077, PG. 133  
VOL. 1059, PG. 399  
MUSKINGUM CO. TAX MAPPREVIOUS SURVEY OF 9.47 AC.  
BY R.M. GRAVES #5792, DATED  
12-30-94.LOT 4  
LOT 5E TOWNSHIP ROAD 309  
(FAIRVIEW ROAD)WOLFE BUILDING CENTER, INC.  
VOL. 1102, PG. 469  
9.47 ACRES

5/8" REBAR

1.01 ± ACRES

P. &amp; P. WORKMAN

VOL. 1114, PG. 546

3/4" PIPE

C.E. & W.J. NORMAN  
VOL. 898, PG. 321

3/4" PIPE

DESCRIPTION/NOTED  
FOR AUDITORS TRANSFER  
BY *[Signature]*

1-13-00

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 7th DAY OF JANUARY, 2000.MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(740) 453-4850DRAWN BY:  
AJSDATE:  
01-07-00SCALE:  
1"=300'CHECKED BY:  
WJBJOB NO:  
4396DRAWING NO:  
D:\4396\4396