

# Biedenbach Engineering, Inc.

3975 East Pike  
Zanesville, OH 43701

Civil Engineering and Land Surveying

Telephone (740) 453-4850  
Fax (740) 450-1000  
E-mail [biedenbach@ee.net](mailto:biedenbach@ee.net)

## 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:

COMENCING 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, 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, A TOTAL DISTANCE OF 1094.67 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE WEST LINE OF SAID NORTHSIDE GARDEN CENTER TRACT, SOUTH 02 DEGREES 11 MINUTES 33 SECONDS WEST 616.06 FEET TO A POINT, PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 206.16 FEET AND 491.89 FEET;

THENCE LEAVING THE SAID WEST LINE, NORTH 87 DEGREES 29 MINUTES 28 SECONDS WEST 708.78 FEET TO A POINT;

THENCE NORTH 02 DEGREES 30 MINUTES 32 SECONDS EAST 616.05 FEET TO A POINT;

THENCE SOUTH 87 DEGREES 29 MINUTES 28 SECONDS EAST 705.38 FEET TO THE PLACE OF BEGINNING.

CONTAINING 10.00 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 18<sup>TH</sup> DAY OF MARCH 2002.

-----  
MICHAEL D. BETHOLS  
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *[Signature]*

3-25-2002

SNK

ADDRESS N/A

# SURVEY FOR CAROL GOFF

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

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

E. JACKSON  
VOL. 1065, PG. 487

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

MUSKINGUM TOWNSHIP

S.88°10'19"E. 236.16'

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

S.87°55'02"E. 1213.17'

5/8" REBAR (WJB)

851.87'

331.30'

39.28'

5/8" REBAR (WJB)

10.29'

5/8" REBAR (LINN)

FALLS TOWNSHIP

J. & N. NOLDER, JR.  
VOL. 1515, PG. 261

BEING A PART OF LOT 3 OF SIBLEY'S SUBDIVISION IN QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE B, 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.

NORTHSIDE GARDEN CENTER, INC.  
VOL. 1059, PG. 399

SCALE 1"=300'

0 150 300 600

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.

CAROL GOFF  
VOL. 1153, PG. 158

MUTUAL FEDERAL SAVINGS & LOAN  
VOL. 860, PG. 223

LOT 4

940.05'

LOT 3

CAROL GOFF  
VOL. 1153, PG. 158

S.87°29'28"E. 705.38'

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

5/8" REBAR (LINN)

616.06' (TOTAL)

5/8" REBAR (LINN)

1094.67'

206.16'

5/8" REBAR (LINN)

285.73'

5/8" REBAR (LINN)

124.17'

5/8" REBAR (LINN)

2504.48'

S.02°11'33"W. 2504.48'

5/8" REBAR (LINN)

206.16'

5/8" REBAR (LINN)

783.46'

5/8" REBAR (LINN)

766.57'

5/8" REBAR (LINN)

766.57'

5/8" REBAR (LINN)

766.57'

5/8" REBAR (LINN)

766.57'

5/8" REBAR (LINN)

766.57'

5/8" REBAR (LINN)

766.57'

5/8" REBAR (LINN)

766.57'

MILLARD R. & VIRGINIA R. OSBORN  
VOL. 1077, PG. 133

N.87°29'28"W. 708.78'

## LEGEND

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

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

N.02°30'32"E. 1714.75'

5/8" REBAR (BOCK & CLARK)

751.79'

22.91'

N.83°57'17"W. 238.44'

N.81°59'53"W. 349.22'

WOLFE BUILDING CENTER, INC.  
VOL. 1102, PG. 469  
9.47 ACRES

N.85°15'38"W. 389.65'

N.86°32'03"W. 360.81'

N.87°19'39"W. 25.00'

N.86°21'36"W. 102.41'

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

1.01 ± ACRES

P. & P. WORKMAN  
VOL. 1114, PG. 546

3/4" PIPE

LOT 4

LOT 5

1/2" REBAR

LOT 3

LOT 2

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY [Signature]

3-25-2002

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 18th DAY OF MARCH, 2002

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

OFFICE COPY NOT RECORDABLE

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

DRAWN BY: AJS	DATE: 03-18-02
SCALE: 1"=300'	CHECKED BY: MDN
JOB NO: 4396	DRAWING NO: D:\4396\4396