

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

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

## MARJORIE A. RAYNER

AUDITORS PARCEL NUMBER 40-40-70-31-02-000 (PART) 8.877 MORE OR LESS ACRES  
AUDITORS PARCEL NUMBER 40-40-70-31-03-000 (PART) 6.039 MORE OR LESS ACRES

BEING A PART OF PARCEL 1 AND PARCEL 5 OF TRACTS CONVEYED TO MARJORIE A. RAYNER BY DEED RECORDED IN VOLUME 1055, PAGE 428 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 12, RANGE 11, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, MEIGS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (1 INCH PIPE) AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31;

THENCE WITH THE SOUTH LINE OF THE SAID NORTHEAST QUARTER, NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 791.64 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 492 (RAYNER LANE), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID SOUTH LINE, NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 1190.85 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 68.50 FEET;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING INTO THE SAID M. A. RAYNER TRACT THE NEXT TWO COURSES AND DISTANCES:

- 1) NORTH 44 DEGREES 16 MINUTES 13 SECONDS WEST 398.19 FEET TO AN IRON PIN SET;
- 2) NORTH 40 DEGREES 11 MINUTES 39 SECONDS EAST 617.00 FEET TO AN IRON PIN SET IN THE CENTER OF A FARM LANE;

THENCE CONTINUING THROUGH THE SAID RAYNER TRACT AND WITH THE CENTER OF THE SAID FARM LANE THE NEXT SEVENTEEN COURSES AND DISTANCES:

- 1) SOUTH 85 DEGREES 31 MINUTES 47 SECONDS EAST 169.54 FEET TO A POINT;
- 2) SOUTH 77 DEGREES 35 MINUTES 29 SECONDS EAST 37.98 FEET TO A POINT;
- 3) SOUTH 73 DEGREES 48 MINUTES 19 SECONDS EAST 70.03 FEET TO A POINT;
- 4) SOUTH 79 DEGREES 36 MINUTES 07 SECONDS EAST 82.67 FEET TO AN IRON PIN SET;
- 5) SOUTH 66 DEGREES 44 MINUTES 28 SECONDS EAST 49.56 FEET TO A POINT;
- 6) SOUTH 47 DEGREES 31 MINUTES 54 SECONDS EAST 51.23 FEET TO AN IRON PIN SET;
- 7) SOUTH 38 DEGREES 14 MINUTES 04 SECONDS EAST 55.80 FEET TO A POINT;
- 8) SOUTH 34 DEGREES 09 MINUTES 48 SECONDS EAST 156.68 FEET TO AN IRON PIN SET;
- 9) SOUTH 22 DEGREES 33 MINUTES 37 SECONDS EAST 39.06 FEET TO A POINT;
- 10) SOUTH 13 DEGREES 43 MINUTES 52 SECONDS EAST 34.34 FEET TO A POINT;
- 11) SOUTH 08 DEGREES 38 MINUTES 28 SECONDS EAST 61.91 FEET TO A POINT;
- 12) SOUTH 33 DEGREES 25 MINUTES 56 SECONDS EAST 29.49 FEET TO A POINT;
- 13) SOUTH 46 DEGREES 22 MINUTES 17 SECONDS EAST 58.21 FEET TO A POINT;
- 14) SOUTH 51 DEGREES 48 MINUTES 00 SECONDS EAST 52.44 FEET TO A POINT;
- 15) SOUTH 58 DEGREES 40 MINUTES 54 SECONDS EAST 74.45 FEET TO A POINT;
- 16) SOUTH 63 DEGREES 14 MINUTES 33 SECONDS EAST 162.17 FEET TO AN IRON PIN SET;
- 17) SOUTH 55 DEGREES 43 MINUTES 41 SECONDS EAST 226.94 FEET TO A RAIL ROAD SPIKE SET AT THE INTERSECTION OF THE CENTER OF THE FARM LAND AND THE CENTER OF TOWNSHIP ROAD 492 (RAYNER LANE);

THENCE WITH THE CENTER OF THE TOWNSHIP ROAD, SOUTH 64 DEGREES 33 MINUTES 45 SECONDS WEST 19.81 FEET TO THE PLACE OF BEGINNING.

CONTAINING 14.916 MORE OR LESS ACRES TOTAL (WITH 8.877 MORE OR LESS ACRES IN PARCEL ONE AND 6.039 MORE OR LESS ACRES IN PARCEL FIVE OF THE SAID M. A. RAYNER TRACTS). SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF TOWNSHIP ROAD 492 AND ALL OTHER APPLICABLE EASEMENTS.

DESCRIPTION APPROVED  
FOR AUDITOR'S RECORD  
BY WJB  
5-24-99

# W. J. Biedenbach & Associates

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## ALSO SUBJECT TO THE FOLLOWING 12.5 FOOT WIDE INGRESS AND EGRESS EASEMENT

BEING A PART OF PARCEL 1 AND PARCEL 5 OF TRACTS CONVEYED TO MARJORIE A. RAYNER BY DEED RECORDED IN VOLUME 1055, PAGE 428 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 12, RANGE 11, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, MEIGS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (1 INCH PIPE) AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31;

THENCE WITH THE SOUTH LINE OF THE SAID NORTHEAST QUARTER, NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 791.64 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 492 (RAYNER LANE), SAID POINT BEING SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 68.50 FEET FROM AN IRON PIN SET;

THENCE WITH THE CENTER OF SAID TOWNSHIP ROAD, NORTH 64 DEGREES 33 MINUTES 45 SECONDS EAST 5.34 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE NORTH 55 DEGREES 43 MINUTES 41 SECONDS WEST 218.82 FEET TO A POINT;

THENCE NORTH 63 DEGREES 14 MINUTES 33 SECONDS WEST 161.84 FEET TO A POINT;

THENCE NORTH 58 DEGREES 40 MINUTES 54 SECONDS WEST 75.70 FEET TO A POINT;

THENCE NORTH 51 DEGREES 48 MINUTES 00 SECONDS WEST 53.79 FEET TO A POINT;

THENCE NORTH 46 DEGREES 22 MINUTES 17 SECONDS WEST 60.22 FEET TO A POINT;

THENCE NORTH 33 DEGREES 25 MINUTES 56 SECONDS WEST 33.66 FEET TO A POINT;

THENCE NORTH 08 DEGREES 38 MINUTES 28 SECONDS WEST 64.10 FEET TO A POINT;

THENCE NORTH 13 DEGREES 43 MINUTES 52 SECONDS WEST 32.82 FEET TO A POINT;

THENCE NORTH 22 DEGREES 33 MINUTES 37 SECONDS WEST 36.83 FEET TO A POINT;

THENCE NORTH 34 DEGREES 09 MINUTES 48 SECONDS WEST 154.97 FEET TO A POINT;

THENCE NORTH 38 DEGREES 14 MINUTES 04 SECONDS WEST 54.34 FEET TO A POINT;

THENCE NORTH 47 DEGREES 31 MINUTES 54 SECONDS WEST 48.10 FEET TO A POINT;

THENCE NORTH 66 DEGREES 44 MINUTES 28 SECONDS WEST 46.03 FEET TO A POINT;

THENCE NORTH 79 DEGREES 36 MINUTES 07 SECONDS WEST 81.89 FEET TO A POINT;

THENCE NORTH 73 DEGREES 48 MINUTES 19 SECONDS WEST 70.25 FEET TO A POINT;

THENCE NORTH 77 DEGREES 35 MINUTES 29 SECONDS WEST 36.70 FEET TO A POINT;

THENCE NORTH 85 DEGREES 31 MINUTES 47 SECONDS WEST 177.67 FEET TO A POINT;

THENCE NORTH 40 DEGREES 11 MINUTES 39 SECONDS EAST 15.40 FEET TO AN IRON PIN SET IN THE CENTER OF A FARM LANE;

THENCE WITH THE SAID CENTER THE NEXT SEVENTEEN COURSES AND DISTANCES:

- 1) SOUTH 85 DEGREES 31 MINUTES 47 SECONDS EAST 169.54 FEET TO A POINT;
- 2) SOUTH 77 DEGREES 35 MINUTES 29 SECONDS EAST 37.98 FEET TO A POINT;
- 3) SOUTH 73 DEGREES 48 MINUTES 19 SECONDS EAST 70.03 FEET TO A POINT;
- 4) SOUTH 79 DEGREES 36 MINUTES 07 SECONDS EAST 82.67 FEET TO AN IRON PIN SET;

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- 5) SOUTH 66 DEGREES 44 MINUTES 28 SECONDS EAST 49.56 FEET TO A POINT;
- 6) SOUTH 47 DEGREES 31 MINUTES 54 SECONDS EAST 51.23 FEET TO AN IRON PIN SET;
- 7) SOUTH 38 DEGREES 14 MINUTES 04 SECONDS EAST 55.80 FEET TO A POINT;
- 8) SOUTH 34 DEGREES 09 MINUTES 48 SECONDS EAST 156.68 FEET TO AN IRON PIN SET;
- 9) SOUTH 22 DEGREES 33 MINUTES 37 SECONDS EAST 39.06 FEET TO A POINT;
- 10) SOUTH 13 DEGREES 43 MINUTES 52 SECONDS EAST 34.34 FEET TO A POINT;
- 11) SOUTH 08 DEGREES 38 MINUTES 28 SECONDS EAST 61.91 FEET TO A POINT;
- 12) SOUTH 33 DEGREES 25 MINUTES 56 SECONDS EAST 29.49 FEET TO A POINT;
- 13) SOUTH 46 DEGREES 22 MINUTES 17 SECONDS EAST 58.21 FEET TO A POINT;
- 14) SOUTH 51 DEGREES 48 MINUTES 00 SECONDS EAST 52.44 FEET TO A POINT;
- 15) SOUTH 58 DEGREES 40 MINUTES 54 SECONDS EAST 74.45 FEET TO A POINT;
- 16) SOUTH 63 DEGREES 14 MINUTES 33 SECONDS EAST 162.17 FEET TO AN IRON PIN SET;
- 17) SOUTH 55 DEGREES 43 MINUTES 41 SECONDS EAST 226.94 FEET TO A RAILROAD SPIKE SET AT THE INTERSECTION OF THE CENTER OF THE FARM LANE AND THE CENTER OF TOWNSHIP ROAD 492;

THENCE WITH THE SAID CENTER OF THE TOWNSHIP ROAD, SOUTH 64 DEGREES 33 MINUTES 45 SECONDS WEST 14.48 FEET.

## ALSO THE FOLLOWING 12.5 FOOT WIDE INGRESS AND EGRESS EASEMENT

BEING A PART OF PARCEL 1 AND PARCEL 5 OF TRACTS CONVEYED TO MARJORIE A. RAYNER BY DEED RECORDED IN VOLUME 1055, PAGE 428 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 12, RANGE 11, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, MEIGS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (1 INCH PIPE) AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31;

THENCE WITH THE SOUTH LINE OF THE SAID NORTHEAST QUARTER, NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 791.64 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 492 (RAYNER LANE), SAID POINT BEING SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 68.50 FEET FROM AN IRON PIN SET;

THENCE WITH THE CENTER OF SAID TOWNSHIP ROAD, NORTH 64 DEGREES 33 MINUTES 45 SECONDS EAST 19.81 FEET TO A RAILROAD SPIKE SET AT THE CENTER OF A FARM LANE, SAID SPIKE BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE WITH THE CENTER OF THE SAID FARM LANE THE NEXT SEVENTEEN COURSES AND DISTANCES:

- 1) NORTH 55 DEGREES 43 MINUTES 41 SECONDS WEST 226.94 FEET TO AN IRON PIN SET;
- 2) NORTH 63 DEGREES 14 MINUTES 33 SECONDS WEST 162.17 FEET TO A POINT;
- 3) NORTH 58 DEGREES 40 MINUTES 54 SECONDS WEST 74.45 FEET TO A POINT;
- 4) NORTH 51 DEGREES 48 MINUTES 00 SECONDS WEST 52.44 FEET TO A POINT;
- 5) NORTH 46 DEGREES 22 MINUTES 17 SECONDS WEST 58.21 FEET TO A POINT;
- 6) NORTH 33 DEGREES 25 MINUTES 56 SECONDS WEST 29.49 FEET TO A POINT;
- 7) NORTH 08 DEGREES 38 MINUTES 28 SECONDS WEST 61.91 FEET TO A POINT;
- 8) NORTH 13 DEGREES 43 MINUTES 52 SECONDS WEST 34.34 FEET TO A POINT;
- 9) NORTH 22 DEGREES 33 MINUTES 37 SECONDS WEST 39.06 FEET TO AN IRON PIN SET;
- 10) NORTH 34 DEGREES 09 MINUTES 48 SECONDS WEST 156.68 FEET TO A POINT;
- 11) NORTH 38 DEGREES 14 MINUTES 04 SECONDS WEST 55.80 FEET TO AN IRON PIN SET;
- 12) NORTH 47 DEGREES 31 MINUTES 54 SECONDS WEST 51.23 FEET TO A POINT;
- 13) NORTH 66 DEGREES 44 MINUTES 28 SECONDS WEST 49.56 FEET TO AN IRON PIN SET;
- 14) NORTH 79 DEGREES 36 MINUTES 07 SECONDS WEST 82.67 FEET TO A POINT;
- 15) NORTH 73 DEGREES 48 MINUTES 19 SECONDS WEST 70.03 FEET TO A POINT;
- 16) NORTH 77 DEGREES 35 MINUTES 29 SECONDS WEST 37.98 FEET TO A POINT;
- 17) NORTH 85 DEGREES 31 MINUTES 47 SECONDS WEST 169.54 FEET TO AN IRON PIN SET;

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THENCE LEAVING THE SAID FARM LANE NORTH 40 DEGREES 11 MINUTES 39 SECONDS EAST 15.40 FEET TO A POINT;

THENCE SOUTH 85 DEGREES 31 MINUTES 47 SECONDS EAST 161.42 FEET TO A POINT;

THENCE SOUTH 77 DEGREES 35 MINUTES 29 SECONDS EAST 39.26 FEET TO A POINT;

THENCE SOUTH 73 DEGREES 48 MINUTES 19 SECONDS EAST 69.81 FEET TO A POINT;

THENCE SOUTH 79 DEGREES 36 MINUTES 07 SECONDS EAST 83.44 FEET TO A POINT;

THENCE SOUTH 66 DEGREES 44 MINUTES 28 SECONDS EAST 53.08 FEET TO A POINT;

THENCE SOUTH 47 DEGREES 31 MINUTES 54 SECONDS EAST 54.36 FEET TO A POINT;

THENCE SOUTH 38 DEGREES 14 MINUTES 04 SECONDS EAST 57.26 FEET TO A POINT;

THENCE SOUTH 34 DEGREES 09 MINUTES 48 SECONDS EAST 158.40 FEET TO A POINT;

THENCE SOUTH 22 DEGREES 33 MINUTES 37 SECONDS EAST 41.30 FEET TO A POINT;

THENCE SOUTH 13 DEGREES 43 MINUTES 52 SECONDS EAST 35.86 FEET TO A POINT;

THENCE SOUTH 08 DEGREES 38 MINUTES 28 SECONDS EAST 59.72 FEET TO A POINT;

THENCE SOUTH 33 DEGREES 25 MINUTES 56 SECONDS EAST 25.33 FEET TO A POINT;

THENCE SOUTH 46 DEGREES 22 MINUTES 17 SECONDS EAST 56.20 FEET TO A POINT;

THENCE SOUTH 51 DEGREES 48 MINUTES 00 SECONDS EAST 51.10 FEET TO A POINT;

THENCE SOUTH 58 DEGREES 40 MINUTES 54 SECONDS EAST 73.20 FEET TO A POINT;

THENCE SOUTH 63 DEGREES 14 MINUTES 33 SECONDS EAST 162.49 FEET TO A POINT;

THENCE SOUTH 55 DEGREES 43 MINUTES 41 SECONDS EAST 235.06 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 492;

THENCE SOUTH 64 DEGREES 33 MINUTES 45 SECONDS WEST 14.48 FEET TO THE PLACE OF BEGINNING.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS571B-PS6923).

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.00 ACRES (VOL. 813, PG. 72)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 13th DAY OF MAY 1999.

**OFFICE COPY**

MINUTE BOOK  
REGISTERED COPY  
**NOT RECORDABLE**

# SURVEY FOR TOM RAYNER

40-70-31-02-002

## AUDITORS PARCEL NUMBER

40-70-31-03-001

40-40-70-31-02-000 (PART) -- 8.877 ± ACRES

40-40-70-31-03-000 (PART) -- 8.039 ± ACRES

N/A

BRING A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18, RANGE 11, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, METGS TOWNSHIP, MUSKINGUM COUNTY, OHIO

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 1.000 ± ACRES (VOLUME 813, PAGE 72).

### BEARINGS AND DISTANCES FOR BASEMENT

|      |              |         |      |              |         |
|------|--------------|---------|------|--------------|---------|
| E-1  | N.55°43'41"W | 218.82' | E-19 | S.77°35'29"E | 39.26'  |
| E-2  | N.63°14'33"W | 161.84' | E-20 | S.73°48'19"E | 69.81'  |
| E-3  | N.58°40'54"W | 75.70'  | E-21 | S.79°38'07"E | 83.44'  |
| E-4  | N.51°48'00"W | 53.79'  | E-22 | S.68°44'28"E | 53.08'  |
| E-5  | N.46°22'17"W | 60.22'  | E-23 | S.47°31'54"E | 54.36'  |
| E-6  | N.33°25'56"W | 33.66'  | E-24 | S.38°14'04"E | 57.26'  |
| E-7  | N.08°38'28"W | 64.10'  | E-25 | S.34°09'48"E | 158.40' |
| E-8  | N.13°43'52"W | 32.82'  | E-26 | S.22°33'37"E | 41.30'  |
| E-9  | N.22°33'37"W | 36.83'  | E-27 | S.13°43'52"E | 35.86'  |
| E-10 | N.34°09'48"W | 154.97' | E-28 | S.08°38'28"E | 59.72'  |
| E-11 | N.38°14'04"W | 54.34'  | E-29 | S.33°25'58"E | 25.33'  |
| E-12 | N.47°31'54"W | 48.10'  | E-30 | S.46°22'17"E | 58.20'  |
| E-13 | N.66°44'28"W | 48.03'  | E-31 | S.51°48'00"E | 51.10'  |
| E-14 | N.79°36'07"W | 81.89'  | E-32 | S.58°40'54"E | 73.20'  |
| E-15 | N.73°48'19"W | 70.25'  | E-33 | S.63°14'33"E | 162.49' |
| E-16 | N.77°35'29"W | 36.70'  | E-34 | S.65°43'41"E | 235.08' |
| E-17 | N.85°31'47"W | 177.67' | E-35 | S.64°33'45"W | 14.48'  |
| E-18 | S.85°31'47"E | 161.42' | E-36 | S.64°33'45"W | 14.48'  |

SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31



CENTER OF THE RAYNER LANE

OHIO POWER CO.  
VOL 550, PG. 606

### LEGEND

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

### RESEARCH:

VOL 1055, PG. 489  
PREVIOUS SURVEY OF 3.18 AC.  
BY L.P. DINAN 1/7/87  
PREVIOUS SURVEY OF 881.891 AC.  
BY W.J. BIEDENBACH 8/14/83  
MUSKINGUM CO. TAX MAPS  
USGS QUAD (RURALDALE)

MARJORIE A. RAYNER  
VOL 1055, PG. 488  
14.918 ± ACRES (TOTAL)

8.877 ± ACRES (PARCEL 1)

8.039 ± ACRES (PARCEL 5)

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
5-29-99

SCALE 1"=200'  
0 100 200 400

VOL 1055, PG. 488

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 13th DAY OF MAY, 1999

**NOT RECORDABLE**

MICHAEL D. NICHOLS

REGISTERED SURVEYOR #6025

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

DRAWN BY:  
MDN

DATE:  
05-13-99

SCALE:  
1"=200'

CHECKED BY:  
WJB

JOB NO:  
4431

DRAWING NO:  
D: 4431 \ 4431