

**Biedenbach Engineering, Inc.**3010 East Pike  
Zanesville, OH 43701

Civil Engineering and Land Surveying

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Fax (740) 450-1000  
E-mail: [biedenbach@ee.net](mailto:biedenbach@ee.net)**ROBERT L. RICE, Sr. AND GREGORY A. RICE  
AUDITORS PARCEL NUMBER  
51-51-63-01-40-000 (PART)**

BEING A PART OF THE 88.563 MORE OR LESS ACRE TRACT CONVEYED TO ROBERT L. AND GREGORY A. RICE BY DEED RECORDED IN VOLUME 1054, PAGE 365 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE EAST HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF QUARTER TOWNSHIP 3;

THENCE EAST 1732.50 FEET (BY DEED) TO AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE WEST LINE OF THE ABOVE SAID RICE TRACT;

THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST 163.04 FEET TO AN EXISTING IRON PIN;

THENCE SOUTH 00 DEGREES 26 MINUTES 18 SECONDS EAST 216.15 FEET TO AN IRON PIN SET;

THENCE SOUTH 76 DEGREES 17 MINUTES 38 SECONDS EAST 325.89 FEET TO AN IRON PIN SET;

THENCE NORTH 23 DEGREES 35 MINUTES 03 SECONDS EAST 313.48 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE SOUTH 77 DEGREES 01 MINUTES 44 SECONDS WEST 189.84 FEET TO AN IRON PIN SET ON THE EAST LINE OF BROWN'S DRIVE EXTENSION;

THENCE WITH THE EAST LINE OF BROWN'S DRIVE THE FOLLOWING THREE COURSES AND DISTANCES;

- 1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET (CHORD BEARING NORTH 44 DEGREES 36 MINUTES 44 SECONDS WEST 45.59 FEET) AND AN ARC LENGTH OF 46.76 FEET TO AN IRON PIN SET;
- 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 39 DEGREES 57 MINUTES 19 SECONDS WEST 22.69 FEET) AND AN ARC LENGTH OF 23.55 FEET TO AN IRON PIN SET;
- 3) NORTH 12 DEGREES 58 MINUTES 16 SECONDS WEST 58.53 FEET TO AN IRON PIN SET;

THENCE LEAVING THE EAST LINE OF BROWN'S DRIVE, NORTH 77 DEGREES 01 MINUTES 47 SECONDS EAST 224.52 FEET TO AN IRON PIN SET;

THENCE SOUTH 12 DEGREES 44 MINUTES 29 SECONDS EAST 117.56 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.581 MORE OR LESS ACRES, SUBJECT TO A 15-FOOT WIDE SANITARY SEWER EASEMENT (FOR INSTALLATION AND MAINTAINANCE) ALONG THE ENTIRE LENGTH OF THE SOUTH LINE OF THE ABOVE DESCRIBED LOT AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-PS6923).

THE BEARINGS ARE BASED ON THE DEED BEARING OF THE 88.563 MORE OR LESS ACRE TRACT CONVEYED TO R. & G. RICE BY DEED RECORDED IN VOLUME 1054, PAGE 365 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 24<sup>TH</sup> DAY OF APRIL 2004.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY K. Jankay  
7-12-2004

# SURVEY FOR ROBERT L RICE, Sr.

AUDITORS PARCEL NUMBER  
51-51-63-01-40-000 (PART)

BEING A PART OF THE 88.563 MORE OR LESS ACRE TRACT CONVEYED TO ROBERT L. RICE, Sr. AND GREGORY A. RICE BY DEED RECORDED IN VOLUME 1054, PAGE 365 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE EAST HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

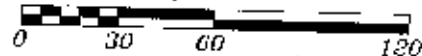
THE BEARINGS ARE BASED ON THE DEED BEARING OF THE 88.563 MORE OR LESS ACRE TRACT CONVEYED TO R. & C. RICE BY DEED RECORDED IN VOLUME 1054, PAGE 365 OF THE MUSKINGUM COUNTY DEED RECORDS.

RESEARCH:  
VOL. 651, PG. 221  
VOL. 1060, PG. 171  
VOL. 1064, PG. 365  
PREVIOUS SURVEY OF  
2218 ± ACRES  
MUSKINGUM CO. TAX MAP

## LEGEND

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

SCALE 1"=60'



TRACT 14  
ROBERT L. Sr. & GREGORY A.  
RICE  
VOL. 1054, PG. 365

TRACT 15  
ROBERT L. Sr. & GREGORY A.  
RICE  
VOL. 1054, PG. 365

TRACT 16  
ROBERT L. Sr. & GREGORY A.  
RICE  
VOL. 1054, PG. 365  
0.581 ± ACRES

TRACT 17  
ROBERT L. Sr. & GREGORY A.  
RICE  
VOL. 1054, PG. 365

BROWN'S DRIVE (50' WIDE)

40' BUILDING  
SETBACK

PROPOSED 15' WIDE SANITARY  
SEWER EASEMENT

P.O.B.

N.90°00'00"E.  
1732.50' (DEED)

S.89°54'00"E. 163.04'

SPRING VALLEY SUBDIVISION PHASE II  
PLAT BOOK 18, PAGE 17-19

### CURVE DATA

No.	CHORD BEARING	CHORD	ARC	RADIUS
C1	N.44°36'44"W.	45.59	46.76	60.00
C2	N.39°57'19"W.	22.69	23.55	25.00

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY K. Buckley  
7-12-2004

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 24th DAY OF APRIL, 2004.

MICHAEL D. MICHOLS  
REGISTERED SURVEYOR #6750

**OFFICE COPY  
NOT RECORDABLE**

BIEDENBACH ENGINEERING, INC.  
ZANESVILLE, OHIO  
(740) 453-4850

DRAWN BY:

AJS

DATE:

04-23-04

SCALE:

1"=60'

CHECKED BY:

MDN

JOB NO:

5064

DRAWING NO:

D:\4204\RICE 16