

73-24-01-01-001 73-57-02-03-001
1070 OSBORN RD
W. J. Biedenbach & Associates

3120 Lisa Lane
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4650
Fax (740) 450-1000

Richard B and Dorothy B Miller
Auditors Parcel number 73-73-57-02-03-000 (part)
Auditors Parcel number 73-73-24-01-01-000 (part)

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 2, AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF SECTION 9;

THENCE SOUTH 89 DEGREES 58 MINUTES 53 SECONDS EAST 740.86 FEET (DEED) TO A POINT, SAID POINT BEING ON THE WEST LINE OF A 0.960 MORE OR LESS ACRE TRACT CONVEYED TO S. AND D. MILLER BY DEED RECORDED IN VOLUME 897, PAGE 209 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE WITH THE SAID WEST LINE, SOUTH 20 DEGREES 09 MINUTES 55 SECONDS EAST 71.16 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE WITH THE SOUTH LINE OF THE SAID MILLER TRACT, NORTH 69 DEGREES 50 MINUTES 05 SECONDS EAST 79.22 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 192 (OSBORN ROAD), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 35.00 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD (ALSO THE EAST LINE OF THE SAID MILLER TRACT), NORTH 08 DEGREES 32 MINUTES 38 SECONDS EAST 21.26 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE CENTER OF THE SAID ROAD AND THE EAST LINE OF THE SAID MILLER TRACT THE NEXT FOUR COURSES AND DISTANCES:

- 1) NORTH 08 DEGREES 32 MINUTES 38 SECONDS EAST 37.73 FEET TO A POINT;
- 2) NORTH 05 DEGREES 08 MINUTES 31 SECONDS EAST 76.98 FEET TO A POINT;
- 3) NORTH 01 DEGREES 07 MINUTES 58 SECONDS EAST 100.05 FEET TO A POINT;
- 4) NORTH 05 DEGREES 44 MINUTES 18 SECONDS WEST 29.55 FEET TO A POINT, SAID POINT BEING NORTH 84 DEGREES 54 MINUTES 40 SECONDS EAST 21.11 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE CONTINUING WITH THE SAID CENTER OF COUNTY ROAD NUMBER 192 (OSBORN ROAD), NORTH 08 DEGREES 09 MINUTES 58 SECONDS WEST 208.73 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD, AND TRAVERSING THROUGH THE RICHARD AND DOROTHY MILLER TRACT (VOLUME 926, PAGE 48) THE NEXT SEVEN COURSES AND DISTANCES:

- 1) NORTH 84 DEGREES 32 MINUTES 45 SECONDS EAST 380.70 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 20.00 FEET;
- 2) NORTH 06 DEGREES 24 MINUTES 00 SECONDS WEST 125.22 FEET TO AN IRON PIN SET;
- 3) NORTH 84 DEGREES 51 MINUTES 50 SECONDS EAST 136.71 FEET TO AN IRON PIN SET;
- 4) SOUTH 05 DEGREES 08 MINUTES 10 SECONDS EAST 412.44 FEET TO AN IRON PIN SET;
- 5) SOUTH 54 DEGREES 37 MINUTES 20 SECONDS WEST 194.54 FEET TO AN IRON PIN SET;
- 6) SOUTH 59 DEGREES 39 MINUTES 20 SECONDS WEST 253.12 FEET TO AN IRON PIN SET;
- 7) NORTH 78 DEGREES 45 MINUTES 50 SECONDS WEST 145.71 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 113.01 FEET;

CONTAINING 5.250 MORE OR LESS ACRES (TOTAL) WITH 5.101 MORE OR LESS ACRES IN SECTION 2 AND 0.149 MORE OR LESS ACRES IN SECTION 9. SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD NUMBER 192 (OSBORN ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

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ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE 0.960 MORE OR LESS ACRE TRACT CONVEYED TO S. AND D. MILLER BY DEED RECORDED IN VOLUME 897, PAGE 209 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 7th DAY OF OCTOBER

**OFFICE COPY
NOT RECORDABLE**

W. J. BIEDENBACH
REGISTERED SURVEYOR # 7218

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY WJ B
10-15-98

SURVEY FOR PAUL MILLER

AUDITORS PARCEL NUMBER

73-73-57-02-03-000 (PART)-5.101 ± ACRES

73-73-24-01-01-000 (PART)-0.149 ± ACRES

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE 0.960 MORE OR LESS ACRE TRACT CONVEYED TO S. & D. MILLER BY DEED RECORDED IN VOLUME 897, PAGE 209 OF THE MUSKINGUM COUNTY DEED RECORDS.

RESEARCH:

PREVIOUS SURVEY OF 0.960 MORE OR LESS ACRES, COMPLETED BY W.J. BIEDENBACH (PS#5718), DATED JULY 16, 1983.

NOTE: ALL EXISTING IRON PINS ARE 3/4 INCH I.D. PIPE UNLESS OTHERWISE NOTED.

VOL. 926, PG. 48
MUSKINGUM CO. TAX MAP

SCALE 1"=100'

0 50 100 200

RICHARD B. & DORTHY B.
MILLER
VOL. 926, PG. 48

RICHARD B. & DORTHY B.
MILLER
VOL. 729, PG. 278

S. & D. MILLER
VOL. 897, PG. 209

RICHARD B. & DORTHY B.
MILLER
VOL. 926, PG. 48
5.250 ± ACRES
5.101 ± ACRES IN SECTION 2
0.149 ± ACRES IN SECTION 9

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
10-15-98

RICHARD B. & DORTHY B.
MILLER
VOL. 926, PG. 48

SECTION 2
SECTION 9

LEGEND

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

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

DRAWN BY: AJS	DATE: 10-07-98
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 4363	DRAWING NO: D:\4363\4363

I HEREDY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY IS CORRECT AS PREPARED BY ME, THE 17th DAY OF OCTOBER, 1998.

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

OFFICE COPY
NOT RECORDABLE