

Biedenbach Engineering, Inc.

Civil Engineering and Land Surveying

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73-36-01-30
1775 REMINGTON RIDGE
DR

CAROL GOFF
AUDITORS PARCEL NUMBER 73-73-36-01-14-000 (PART)

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, 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 SOUTHEAST QUARTER OF SECTION 14;

THENCE WITH THE NORTH LINE OF THE SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 56 MINUTES 55 SECONDS EAST 732.02 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 00 DEGREES 26 MINUTES 38 SECONDS WEST 145.20 FEET, ALONG THE EAST LINE OF A TRACT CONVEYED TO C. BAUGHMAN AS RECORDED IN VOLUME 1050, PAGE 528 OF THE MUSKINGUM COUNTY DEED RECORDS, TO A POINT IN THE CENTER OF TOWNSHIP ROAD 449 (ELLERMAN ROAD) PASSING AN EXISTING IRON PIN AT 120.15 FEET;

THENCE ALONG THE CENTER OF ELLERMAN ROAD THE NEXT EIGHT COURSES AND DISTANCES:

- 1) SOUTH 57 DEGREES 41 MINUTES 47 SECONDS EAST 199.03 FEET TO A POINT;
- 2) SOUTH 69 DEGREES 14 MINUTES 39 SECONDS EAST 78.27 FEET TO A POINT;
- 3) SOUTH 79 DEGREES 06 MINUTES 45 SECONDS EAST 58.53 FEET TO A POINT;
- 4) SOUTH 82 DEGREES 44 MINUTES 34 SECONDS EAST 74.00 FEET TO A POINT;
- 5) SOUTH 82 DEGREES 44 MINUTES 34 SECONDS EAST 209.54 FEET TO A POINT;
- 6) SOUTH 85 DEGREES 04 MINUTES 45 SECONDS EAST 48.20 FEET TO A POINT;
- 7) SOUTH 88 DEGREES 17 MINUTES 03 SECONDS EAST 52.32 FEET TO A POINT;
- 8) NORTH 89 DEGREES 56 MINUTES 54 SECONDS EAST 40.26 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING ALONG THE CENTER OF ELLERMAN ROAD THE NEXT TWO COURSES AND DISTANCES:

- 1) NORTH 89 DEGREES 56 MINUTES 54 SECONDS EAST 165.65 FEET TO A POINT;
- 2) NORTH 89 DEGREES 24 MINUTES 20 SECONDS EAST 99.40 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD, SOUTH 07 DEGREES 36 MINUTES 32 SECONDS EAST 158.24 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 30.00 FEET;

THENCE SOUTH 89 DEGREES 02 MINUTES 39 SECONDS WEST 280.19 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING NORTH 06 DEGREES 54 MINUTES 12 SECONDS WEST 47.72 FEET) AN ARC LENGTH OF 47.83 FEET TO AN IRON PIN SET;

THENCE NORTH 00 DEGREES 03 MINUTES 06 SECONDS WEST 112.96 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.000 MORE OR LESS ACRES, SUBJECT TO EASEMENTS OF ELLERMAN ROAD AND ALL OTHER APPLICABLE EASEMENTS.

ALSO THE FOLLOWING INGRESS AND EGRESS EASEMENT

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, 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 SOUTHEAST QUARTER OF SECTION 14;

THENCE WITH THE NORTH LINE OF THE SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 56 MINUTES 55 SECONDS EAST 732.02 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 00 DEGREES 26 MINUTES 38 SECONDS WEST 145.20 FEET, ALONG THE EAST LINE OF A TRACT CONVEYED TO C. BAUGHMAN AS RECORDED IN VOLUME 1050, PAGE 528 OF THE

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Zanesville, OH 43701

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MUSKINGUM COUNTY DEED RECORDS, TO A POINT IN THE CENTER OF TOWNSHIP ROAD 449 (ELLERMAN ROAD) PASSING AN EXISTING IRON PIN AT 120.15 FEET;

THENCE ALONG THE CENTER OF ELLERMAN ROAD THE NEXT SEVEN COURSES AND DISTANCES:

- 1) SOUTH 57 DEGREES 41 MINUTES 47 SECONDS EAST 199.03 FEET TO A POINT;
- 2) SOUTH 69 DEGREES 14 MINUTES 39 SECONDS EAST 78.27 FEET TO A POINT;
- 3) SOUTH 79 DEGREES 06 MINUTES 45 SECONDS EAST 58.53 FEET TO A POINT;
- 4) SOUTH 82 DEGREES 44 MINUTES 34 SECONDS EAST 74.00 FEET TO A POINT;
- 5) SOUTH 82 DEGREES 44 MINUTES 34 SECONDS EAST 209.54 FEET TO A POINT;
- 6) SOUTH 85 DEGREES 04 MINUTES 45 SECONDS EAST 48.20 FEET TO A POINT;
- 7) SOUTH 88 DEGREES 17 MINUTES 03 SECONDS EAST 42.58 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE CONTINUING WITH THE SAID ROAD, SOUTH 88 DEGREES 17 MINUTES 03 SECONDS EAST 9.74 FEET TO A POINT;

THENCE CONTINUING WITH THE SAID ROAD, NORTH 89 DEGREES 56 MINUTES 54 SECONDS EAST 40.26 FEET TO A POINT;

THENCE LEAVING SAID ROAD, SOUTH 00 DEGREES 03 MINUTES 06 SECONDS EAST 112.96 FEET TO A POINT;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING SOUTH 06 DEGREES 54 MINUTES 12 SECONDS EAST 47.72 FEET) AN ARC DISTANCE OF 47.83 FEET TO AN IRON PIN SET;

THENCE SOUTH 76 DEGREES 14 MINUTES 42 SECONDS WEST 50.00 FEET TO AN IRON PIN SET;

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO J. AND M. HILL (DEED VOLUME 1605, PAGE 870), WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET (CHORD BEARING NORTH 06 DEGREES 54 MINUTES 12 SECONDS WEST 59.65 FEET) AN ARC DISTANCE OF 59.79 FEET TO AN IRON PIN SET;

THENCE NORTH 00 DEGREES 03 MINUTES 06 SECONDS WEST 113.26 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 93.26 FEET.

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 PREVIOUS SURVEY OF 135.341 MORE OR LESS ACRES CONVEYED TO CAROL GOFF (DEED VOLUME 1144, PAGE 905).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 15TH DAY OF FEBRUARY 2002.

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*

2-27-2002

SURVEY FOR CAROL GOFF

AUDITORS PARCEL NUMBER

73-73-36-01-14-000 (PART)

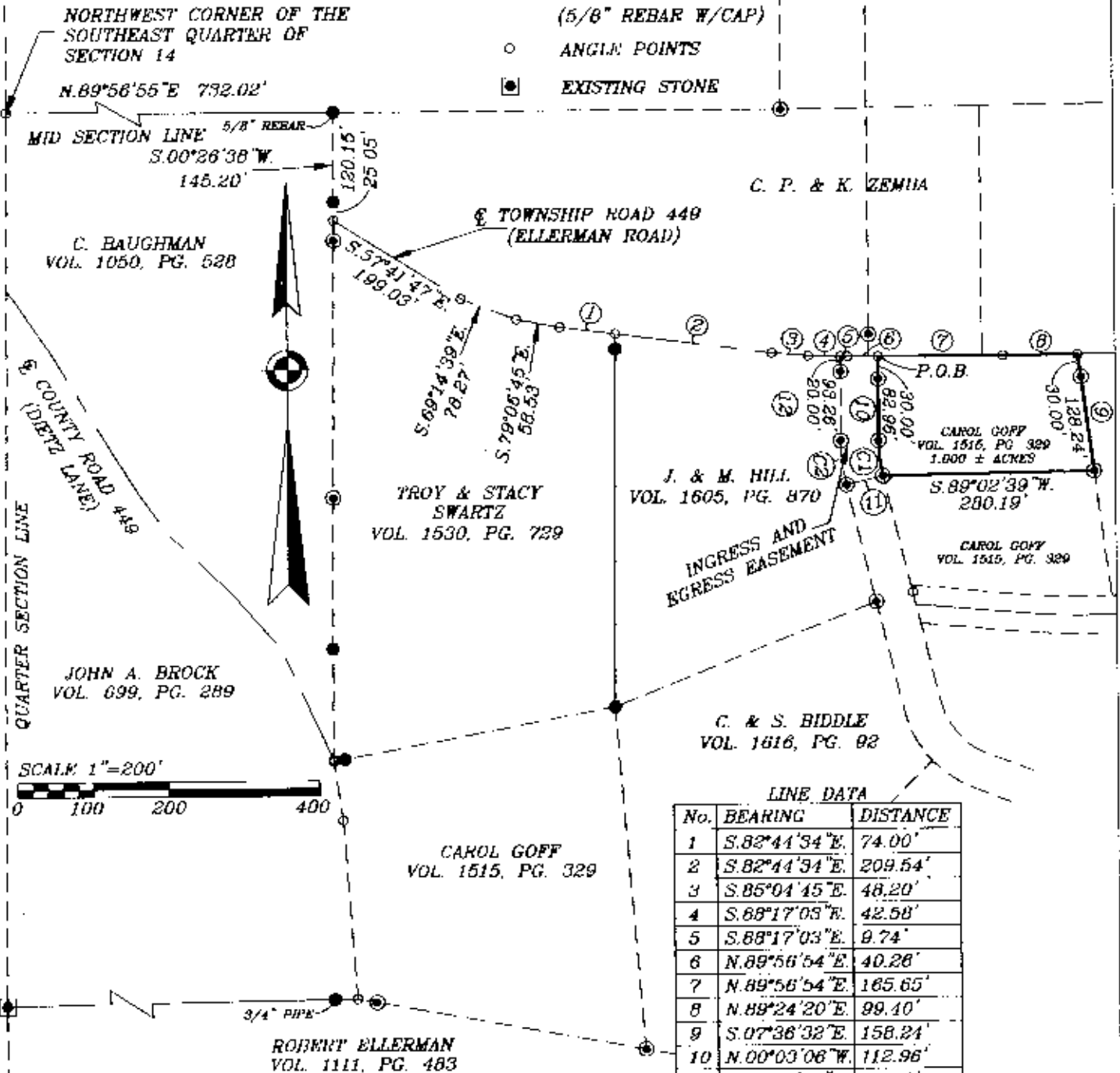
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 135.341 MORE OR LESS ACRES CONVEYED TO CAROL GOFF (DMD VOLUME 1144, PAGE 905).

JAMES I. & EILEEN B.
McPHERREN
VOL. 577, PG. 596

LEGEND

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



LINE DATA

No.	BEARING	DISTANCE
1	S.82°44'34"E	74.00'
2	S.82°44'34"E	209.54'
3	S.85°04'45"E	48.20'
4	S.88°17'03"E	42.58'
5	S.88°17'03"E	9.74'
6	N.89°56'54"E	40.28'
7	N.89°56'54"E	165.65'
8	N.89°24'20"E	99.10'
9	S.07°38'32"E	158.24'
10	N.00°03'06"W	112.96'
11	S.76°14'42"W	50.00'
12	N.00°03'06"W	113.26'

CURVE DATA

No.	BEARING	CHORD	ARC	RADIUS
C1	N.06°54'12"W	47.72	47.83	200.00
C2	N.06°54'12"W	59.65	59.79	250.00

RESEARCH:

VOL. 1058, PG. 284
VOL. 1023, PG. 441
VOL. 1004, PG. 424
VOL. 1144, PG. 905
VOL. 1023, PG. 441
VOL. 891, PG. 317
VOL. 934, PG. 270
MUSKINGUM CO. TAX MAP

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

2-27-2012

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AND PREPARED BY ME. THIS 15th DAY OF FEBRUARY 2012

MICHAEL R. THOMAS
REGISTERED SURVEYOR #6923

BIEDENBACH ENGINEERING, INC.
ZANESVILLE, OHIO

(740) 453-4850

DRAWN BY: AJS	DATE: 02-15-02
SCALE: 1" = 200'	CHECKED BY: MDN
JOB NO: 4535	DRAWING NO: D:\4535\4535A1AC

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