

73-39-02-35-010  
3215 ELLERMAN RD

# W. J. Biedenbach & Associates

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Surveying and Mapping

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CAROL A. GOFF  
TRACT 2  
AUDITORS PARCEL NUMBER 73-73-39-02-35-000 (PART)

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 13, 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 AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 57 MINUTES 35 SECONDS WEST 2435.07 FEET, ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID NORTH LINE, SOUTH 00 DEGREES 07 MINUTES 50 SECONDS WEST 349.30 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD NUMBER 449 (ELLERMAN ROAD), PASSING AN IRON PIN SET AT 319.30 FEET;

THENCE WITH THE SAID ROAD, NORTH 89 DEGREES 04 MINUTES 03 SECONDS WEST 125.11 FEET TO A POINT ON THE WEST LINE OF THE ABOVE SAID SOUTHWEST QUARTER;

THENCE WITH THE SAID WEST LINE, NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST 347.14 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 30.00 FEET;

THENCE WITH THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 57 MINUTES 35 SECONDS EAST 125.10 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.000 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF TOWNSHIP ROAD 449 (ELLERMAN ROAD), 30 FOOT UTILITIES EASEMENT ALONG THE NORTH LINE, AND ALL OTHER APPLICABLE EASEMENTS.

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 2.932 MORE OR LESS ACRES (VOLUME 915, PAGE 133).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 16<sup>TH</sup> DAY OF APRIL 1998.

**OFFICE COPY  
NOT RECORDABLE**  
W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY W. J. Biedenbach

3-19-99

# SURVEY FOR CAROL GOFF

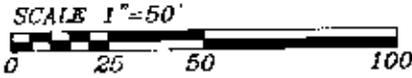
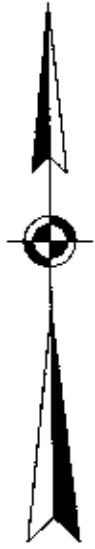
AUDITORS PARCEL NUMBER  
73-73-39-02-35-000 (PART)

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

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 2.932 ± ACRES (VOLUME 915,  
PAGE 133).

F. & C. SCHNEIDER  
VOL. 949, PG. 202

NORTHEAST CORNER OF  
THE SOUTHWEST QUARTER  
OF SECTION 13



RESEARCH:  
VOL. 1023, PG. 441  
VOL. 891, PG. 317  
VOL. 934, PG. 270  
MUSKINGUM CO. TAX MAP

## LEGEND

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

CAROL GOFF  
VOL. 1144, PG. 905

N.00°07'50"E. 347.14'

317.14'

30.00'

N.89°57'35"E. 125.10'

30' UTILITY EASEMENT

S.89°57'35"W. 2435.07'

P.O.B.

5/8" REBAR

LOT 2  
CAROL GOFF  
VOL. 1144, PG. 905  
1.000 ± ACRES

CAROL GOFF  
VOL. 1144, PG. 905

S.00°07'50"W. 349.30'

319.30'

30.00'

N.89°04'03"W. 125.11'

CAROL GOFF  
VOL. 1144, PG. 905

E TOWNSHIP ROAD 449  
(ELLERMAN ROAD)

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY [Signature]

3-19-97

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 19th DAY OF MARCH 1998.

OFFICE COPY  
NOT RECORDABLE

REGISTERED SURVEYOR #5718

W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(614) 453-4850

DRAWN BY: AJS	DATE: 04-16-98
SCALE: 1"=50'	CHECKED BY: WJB
JOB NO: 4293	DRAWING NO: D:\4293\FISHER7