

73-39-02-35-016  
475E BELLEFARM RD L

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

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

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 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 803.89 FEET, ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID NORTH LINE AND TRAVERSING INTO THE CAROL GOFF TRACT AS RECORDED IN VOLUME 1144, PAGE 905 OF THE MUSKINGUM COUNTY DEED RECORDS THE NEXT SEVEN COURSES AND DISTANCES:

- 1) SOUTH 13 DEGREES 18 MINUTES 25 SECONDS EAST 512.84 FEET TO A POINT, PASSING IRON PINS SET AT 336.14 FEET AND 484.28 FEET;
- 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET (CHORD BEARING NORTH 85 DEGREES 23 MINUTES 07 SECONDS WEST 61.75 FEET) AN ARC DISTANCE OF 64.86 FEET TO A POINT;
- 3) NORTH 54 DEGREES 25 MINUTES 00 SECONDS WEST 75.36 FEET TO A POINT;
- 4) NORTH 87 DEGREES 24 MINUTES 39 SECONDS WEST 149.19 FEET TO A POINT;
- 5) SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST 120.98 FEET TO A POINT A POINT;
- 6) NORTH 27 DEGREES 30 MINUTES 00 SECONDS WEST 25.00 FEET TO AN IRON PIN SET;
- 7) NORTH 00 DEGREES 40 MINUTES 00 SECONDS EAST 477.04 FEET TO AN IRON PIN SET ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE WITH SAID LINE NORTH 89 DEGREES 57 MINUTES 35 SECONDS EAST 267.13 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.487 MORE OR LESS ACRES, SUBJECT TO A THIRTY- FOOT WIDE UTILITY EASEMENT ALONG THE NORTH LINE OF THE ABOVE DESCRIBED TRACT, AND ALL OTHER APPLICABLE EASEMENTS.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRACT  
BY K. Buckley  
12-14-99

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

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

## ALSO THE FOLLOWING AND EGRESS EASEMENT

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 803.89 FEET, ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, TO AN IRON PIN SET,

THENCE LEAVING THE SAID NORTH LINE AND TRAVERSING INTO THE CAROL A. GOFF TRACT AS RECORDED IN VOLUME 1144, PAGE 905 OF THE MUSKINGUM COUNTY DEED RECORDS, SOUTH 13 DEGREES 18 MINUTES 25 SECONDS EAST 512.84 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT, PASSING IRON PINS SET AT 336.14 FEET AND 484.28 FEET;

THENCE CONTINUING TRAVERSING THROUGH THE SAID GOFF TRACT THE NEXT THIRTEEN COURSES AND DISTANCES:

- 1) SOUTH 13 DEGREES 18 MINUTES 25 SECONDS EAST 25.46 FEET TO A POINT;
- 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET ( CHORD BEARING NORTH 83 DEGREES 26 MINUTES 48 SECONDS WEST 82.49 FEET) AN ARC DISTANCE OF 86.13 FEET TO A POINT;
- 3) NORTH 54 DEGREES 25 MINUTES 00 SECONDS WEST 67.96 FEET TO A POINT;
- 4) NORTH 87 DEGREES 24 MINUTES 39 SECONDS WEST 135.06 FEET TO A POINT;
- 5) SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST 242.22 FEET TO AN IRON PIN SET;
- 6) SOUTH 56 DEGREES 13 MINUTES 00 SECONDS WEST 187.62 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 449 (ELLERMAN ROAD) PASSING IRON PIN SET AT 162.62 FEET;
- 7) NORTH 37 DEGREES 12 MINUTES 56 SECONDS WEST 50.09 FEET TO A POINT IN THE CENTER OF THE SAID ROAD;
- 8) LEAVING THE SAID ROAD NORTH 56 DEGREES 13 MINUTES 00 SECONDS EAST 193.37 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 35.00 FEET;
- 9) NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST 130.71 FEET TO AN IRON PIN SET;
- 10) SOUTH 27 DEGREES 30 MINUTES 00 SECONDS EAST 25.00 FEET TO A POINT;
- 11) NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST 120.98 FEET TO A POINT;
- 12) SOUTH 87 DEGREES 24 MINUTES 39 SECONDS EAST 149.19 FEET TO A POINT;
- 13) SOUTH 54 DEGREES 25 MINUTES 00 SECONDS EAST 75.36 FEET TO A POINT;
- 14) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET (CHORD BEARING SOUTH 85 DEGREES 23 MINUTES 07 SECONDS EAST 61.75 FEET) AN ARC DISTANCE OF 64.86 FEET TO THE PLACE OF BEGINNING.

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 2.932 MORE OR LESS ACRE TRACT RECORDED IN VOLUME 915, PAGE 133 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 6<sup>TH</sup> DAY OF DECEMBER 1999.

**OFFICE COPY  
NOT RECORDABLE**

W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

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

## ALSO THE FOLLOWING AND EGRESS EASEMENT

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 803.89 FEET, ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, TO AN IRON PIN SET,

THENCE LEAVING THE SAID NORTH LINE AND TRAVERSING INTO THE CAROL A. GOFF TRACT AS RECORDED IN VOLUME 1144, PAGE 905 OF THE MUSKINGUM COUNTY DEED RECORDS, SOUTH 13 DEGREES 18 MINUTES 25 SECONDS EAST 512.84 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT, PASSING IRON PINS SET AT 336.14 FEET AND 484.28 FEET;

THENCE CONTINUING TRAVERSING THROUGH THE SAID GOFF TRACT THE NEXT THIRTEEN COURSES AND DISTANCES:

- 1) SOUTH 13 DEGREES 18 MINUTES 25 SECONDS EAST 25.46 FEET TO A POINT;
- 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET ( CHORD BEARING NORTH 83 DEGREES 26 MINUTES 48 SECONDS WEST 82.49 FEET) AN ARC DISTANCE OF 86.13 FEET TO A POINT;
- 3) NORTH 54 DEGREES 25 MINUTES 00 SECONDS WEST 67.96 FEET TO A POINT;
- 4) NORTH 87 DEGREES 24 MINUTES 39 SECONDS WEST 135.06 FEET TO A POINT;
- 5) SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST 242.22 FEET TO AN IRON PIN SET;
- 6) SOUTH 56 DEGREES 13 MINUTES 00 SECONDS WEST 187.62 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 449 (ELLERMAN ROAD) PASSING IRON PIN SET AT 162.62 FEET;
- 7) NORTH 37 DEGREES 12 MINUTES 56 SECONDS WEST 50.09 FEET TO A POINT IN THE CENTER OF THE SAID ROAD;
- 8) LEAVING THE SAID ROAD NORTH 56 DEGREES 13 MINUTES 00 SECONDS EAST 193.37 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 35.00 FEET;
- 9) NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST 130.71 FEET TO AN IRON PIN SET;
- 10) SOUTH 27 DEGREES 30 MINUTES 00 SECONDS EAST 25.00 FEET TO A POINT;
- 11) NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST 120.98 FEET TO A POINT;
- 12) SOUTH 87 DEGREES 24 MINUTES 39 SECONDS EAST 149.19 FEET TO A POINT;
- 13) SOUTH 54 DEGREES 25 MINUTES 00 SECONDS EAST 75.36 FEET TO A POINT;
- 14) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET (CHORD BEARING SOUTH 85 DEGREES 23 MINUTES 07 SECONDS EAST 61.75 FEET) AN ARC DISTANCE OF 64.86 FEET TO THE PLACE OF BEGINNING.

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 2.932 MORE OR LESS ACRE TRACT RECORDED IN VOLUME 915, PAGE 133 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 6<sup>TH</sup> DAY OF DECEMBER 1999.

**OFFICE COPY  
NOT RECORDABLE**

W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

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

## LEGEND

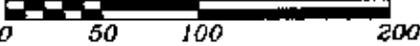
**RESEARCH:**

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

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

NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13

SCALE 1"=100'



NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13

R. & M. PRYOR  
VOL. 747, PG. 1275

N. 89°57'35" E. 287.13'  
30' UTILITY EASEMENT

S. 89°57'35" W. 803.89'

5/8" REBAR

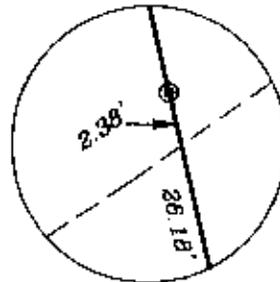
P.O.B. TRACT

CAROL GOFF  
VOL. 1144, PG. 905

CAROL GOFF  
VOL. 1144, PG. 905  
3.487± ACRES

CAROL GOFF  
VOL. 1144, PG. 905

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY *K. Buckley*  
12-14-99



CORNER DETAIL  
NOT TO SCALE

N. 00°40'00" E. 477.04'

336.14'

S. 13°18'25" E. 512.84'

148.14'

P.O.B. EASEMENT

N. 27°30'00" W. 25.00'

N. 62°30'00" E. 127.70'

S. 07°24'39" E. 163.31'

S. 54°25'00" E. 82.76'

N. 87°24'39" W. 149.12'

N. 07°24'39" W. 135.06'

N. 54°25'00" W. 67.98'

CAROL GOFF  
VOL. 1144, PG. 905

S. 13°18'25" E. 25.46'

N. 62°30'00" E. 130.71'

N. 56°13'00" E. 189.37'  
150.37'  
INGRESS & EGRESS EASEMENT  
162.62'

S. 62°30'00" W. 242.22'  
TOWNSHIP ROAD 449  
(ELLERMAN ROAD)

CURVE DATA

NO.	BEARING	DISTANCE	ARC	RADIUS
1	N. 89°45'16" E.	40.98'	43.77'	35.00'
2	N. 85°23'07" W.	61.75'	64.66'	60.00'
3	N. 83°26'48" W.	82.49'	86.13'	85.00'

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 6th DAY OF DECEMBER, 1999

OFFICE COPY  
NOT RECORDABLE

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

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

DRAWN BY: AJS	DATE: 12-06-99
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 4293	DRAWING NO: D:\4293\1148AC