

73-39-02-35-020  
4835 ELLERMAN RD

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

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

**Tract No. 40  
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:

**BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER;**

**THENCE SOUTH 00 DEGREES 07 MINUTES 20 SECONDS WEST 1047.55 FEET ALONG THE WEST LINE OF A TRACT CONVEYED TO T. AND C. PAUL, AS RECORDED IN DEED VOLUME 1105, PAGE 265 OF THE MUSKINGUM COUNTY DEED RECORDS, TO AN IRON PIN SET;**

**THENCE TRAVERSING THROUGH THE CAROL GOFF TRACT AS RECORDED IN VOLUME 1144, PAGE 905 OF THE MUSKINGUM COUNTY DEED RECORDS THE NEXT SIX COURSES AND DISTANCES:**

- 1) NORTH 63 DEGREES 25 MINUTES 00 SECONDS WEST 553.34 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 307.57 FEET;
- 2) NORTH 22 DEGREES 12 MINUTES 35 SECONDS EAST 96.35 FEET TO A POINT;
- 3) NORTH 17 DEGREES 59 MINUTES 10 SECONDS EAST 152.83 FEET A POINT;
- 4) NORTH 11 DEGREES 55 MINUTES 08 SECONDS WEST 88.08 FEET TO A POINT;
- 5) NORTH 86 DEGREES 37 MINUTES 30 SECONDS EAST 184.36 FEET TO A POINT, PASSING AN IRON PIN SET AT 25.28 FEET;
- 6) NORTH 27 DEGREES 51 MINUTES 59 SECONDS EAST 529.76 FEET TO THE PLACE OF BEGINNING.

**CONTAINING 6.083 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.**

**OFFICE COPY  
NOT RECORDABLE**

DESCRIPTION APPROVED  
FOR RECORDING  
BY: *[Signature]*  
4-10-2000

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

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## TRACT 40 SUBJECT TO THE FOLLOWING INGRESS 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 27 DEGREES 51 MINUTES 59 SECONDS WEST 529.76 FEET TO AN IRON PIN SET;

THENCE SOUTH 86 DEGREES 37 MINUTES 30 SECONDS WEST 159.08 TO AN IRON PIN SET;, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

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

- 1) SOUTH 11 DEGREES 55 MINUTES 08 SECONDS EAST 91.00 FEET TO A POINT;
- 2) SOUTH 17 DEGREES 59 MINUTES 10 SECONDS WEST 160.43 FEET TO A POINT;
- 3) SOUTH 22 DEGREES 12 MINUTES 35 SECONDS WEST 99.18 FEET TO A POINT;
- 4) NORTH 63 DEGREES 25 MINUTES 00 SECONDS WEST 25.07 FEET TO A POINT, PASSING AN IRON PIN SET AT 3.73 FEET;
- 5) NORTH 22 DEGREES 12 MINUTES 35 SECONDS EAST 96.35 FEET TO A POINT;
- 6) NORTH 17 DEGREES 59 MINUTES 10 SECONDS EAST 152.83 FEET TO A POINT;
- 7) NORTH 11 DEGREES 55 MINUTES 08 SECONDS WEST 88.08 FEET TO A POINT;

THENCE NORTH 86 MINUTES 37 MINUTES 30 SECONDS EAST 25.28 FEET TO THE PLACE OF BEGINNING

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Telephone (740) 450-4650  
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## TRACT No. 40

### 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 27 DEGREES 51 MINUTES 59 SECONDS WEST 529.76 FEET TO AN IRON PIN SET;

THENCE SOUTH 86 DEGREES 37 MINUTES 30 SECONDS WEST 159.08 TO AN IRON PIN SET; SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE CONTINUE TRAVERSING THROUGH THE SAID GOFF TRACT THE NEXT THIRTY COURSES AND DISTANCES:

- 1) SOUTH 86 DEGREES 37 MINUTES 30 SECONDS WEST 25.28 FEET TO A POINT;
- 2) SOUTH 11 DEGREES 55 MINUTES 08 SECONDS EAST 88.08 FEET TO A POINT;
- 3) SOUTH 17 DEGREES 59 MINUTES 10 SECONDS WEST 152.83 FEET TO A POINT;
- 4) SOUTH 22 DEGREES 12 MINUTES 35 SECONDS WEST 96.35 FEET TO A POINT;
- 5) NORTH 67 DEGREES 47 MINUTES 25 SECONDS WEST 25.00 FEET TO A POINT;
- 6) NORTH 22 DEGREES 12 MINUTES 35 SECONDS EAST 95.43 FEET TO A POINT;
- 7) NORTH 17 DEGREES 59 MINUTES 10 SECONDS EAST 145.23 FEET TO A POINT;
- 8) NORTH 11 DEGREES 55 MINUTES 08 SECONDS WEST 74.79 FEET TO A POINT;
- 9) NORTH 41 DEGREES 34 MINUTES 39 SECONDS WEST 22.14 FEET TO A POINT;
- 10) NORTH 71 DEGREES 25 MINUTES 28 SECONDS WEST 26.87 FEET TO A POINT
- 11) NORTH 89 DEGREES 05 MINUTES 18 SECONDS WEST 64.73 FEET TO A POINT
- 12) SOUTH 70 DEGREES 36 MINUTES 43 SECONDS WEST 65.02 FEET TO A POINT;
- 13) SOUTH 55 DEGREES 38 MINUTES 00 SECONDS WEST 52.75 FEET TO A POINT;
- 14) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET ( CHORD BEARING NORTH 89 DEGREES 23 MINUTES 30 SECONDS WEST 97.45 FEET) AN ARC DISTANCE OF 103.78 FEET TO A POINT;
- 15) NORTH 54 DEGREES 25 MINUTES 00 SECONDS WEST 67.96 FEET TO A POINT;
- 16) NORTH 87 DEGREES 24 MINUTES 39 SECONDS WEST 135.06 FEET TO A POINT;
- 17) SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST 242.22 FEET TO AN IRON PIN SET;
- 18) 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;
- 19) NORTH 37 DEGREES 12 MINUTES 57 SECONDS WEST 50.09 FEET TO A POINT IN THE CENTER OF THE SAID ROAD;
- 20) 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;
- 21) NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST 258.41 FEET TO AN IRON PIN SET;
- 22) SOUTH 87 DEGREES 24 MINUTES 39 SECONDS EAST 163.31 FEET TO A POINT;
- 23) SOUTH 54 DEGREES 25 MINUTES 00 SECONDS EAST 82.76 FEET TO A POINT;
- 24) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET (CHORD BEARING NORTH 89 DEGREES 45 MINUTES 16 SECONDS EAST 40.98 FEET) AN ARC DISTANCE OF 43.77 FEET TO A POINT;
- 25) NORTH 55 DEGREES 38 MINUTES 00 SECONDS EAST 58.28 FEET TO A POINT;
- 26) NORTH 70 DEGREES 36 MINUTES 43 SECONDS EAST 80.55 FEET TO A POINT;
- 27) SOUTH 89 DEGREES 05 MINUTES 18 SECONDS EAST 81.45 FEET TO A POINT;
- 28) SOUTH 71 DEGREES 25 MINUTES 28 SECONDS EAST 47.96 FEET TO A POINT;
- 29) SOUTH 41 DEGREES 34 MINUTES 39 SECONDS EAST 48.70 FEET TO A POINT;
- 30) SOUTH 11 DEGREES 55 MINUTES 08 SECONDS EAST 10.37 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 31RD DAY OF MARCH 2000.

**OFFICE COPY  
NOT RECORDABLE**

W. J. BIEDENBACH  
REGISTERED SURVEYOR

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



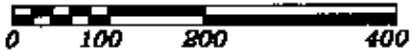
**RESEARCH:**

VOL. 1144, PG. 905  
VOL. 1083, PG. 441  
VOL. 881, PG. 317  
VOL. 834, PG. 870  
MUSKINGUM CO. TAX MAP

## LEGEND

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

SCALE 1"=200'



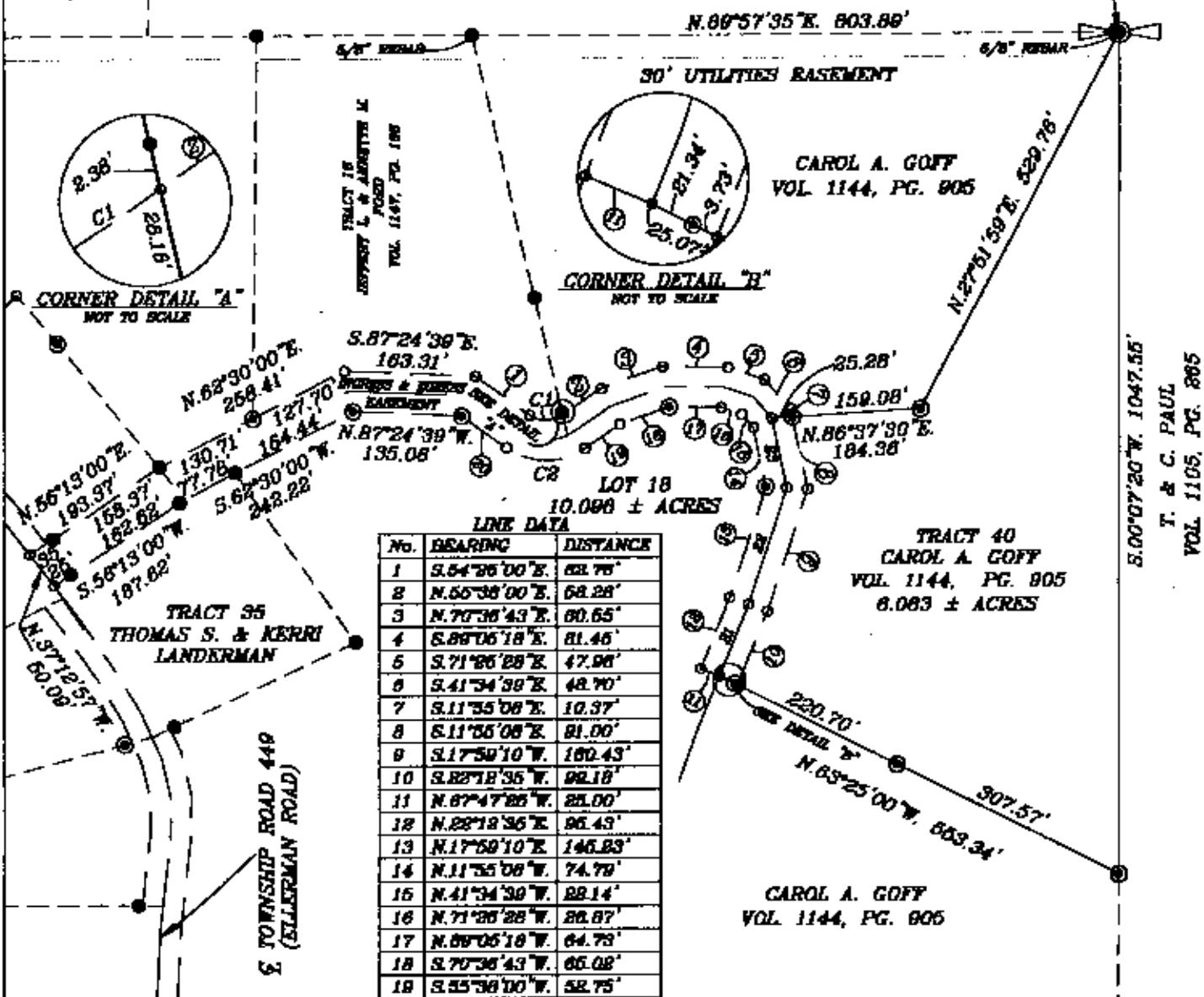
**CURVE DATA**

No.	BEARING	CHORD	ARC	RADIUS
C1	N.89°45'18"E.	40.98	43.77	35.00
C2	N.89°23'30"W.	87.45	103.78	85.00

F. & C. SCHNEIDER  
VOL. 849, PG. 808

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

NORTHEAST CORNER OF  
THE SOUTHWEST QUARTER  
OF SECTION 13



**LINE DATA**

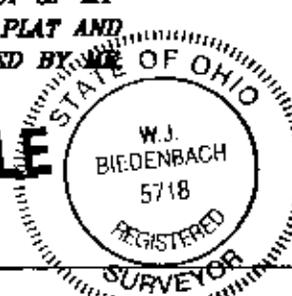
No.	BEARING	DISTANCE
1	S.54°36'00"E.	62.75'
2	N.55°38'00"E.	68.28'
3	N.70°36'43"E.	60.65'
4	S.88°06'18"E.	81.45'
5	S.71°56'28"E.	47.96'
6	S.41°34'39"E.	48.70'
7	S.11°55'08"E.	10.37'
8	S.11°55'08"E.	81.00'
9	S.17°50'10"W.	180.43'
10	S.82°18'36"W.	92.18'
11	N.87°47'28"W.	85.00'
12	N.82°18'36"E.	96.43'
13	N.17°50'10"E.	162.83'
14	N.11°55'08"W.	74.79'
15	N.41°34'39"W.	88.14'
16	N.71°36'28"W.	88.87'
17	N.89°06'18"W.	64.73'
18	S.70°36'43"W.	66.02'
19	S.55°38'00"W.	52.75'
20	N.64°25'00"W.	87.96'
21	N.82°18'36"E.	96.35'
22	N.17°50'10"E.	162.83'
23	N.11°55'08"W.	88.08'

DESCRIPTION APPROVED FOR RECORDATION BY: *[Signature]*  
4-10-2000

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME OF OHIO THIS 31st DAY OF MARCH 2000.

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NOT RECORDABLE

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718



**W.J. BIEDENBACH & ASSOC.**  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(740) 459-4850

DRAWN BY: AJS	DATE: 03-31-00
SCALE: 1"=200'	CHECKED BY: WJB
JOB NO: 4293	DRAWING NO: D:\4293\4293_8AC

S.00°07'20"W. 1047.55'  
T. & C. PAUL  
VOL. 1105, PG. 885