

W. J. Biedenbach & Associates

3120 Lisa Lane
Zanesville, OH 43701

Surveying and Mapping

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CAROL GOFF
AUDITORS PARCEL NUMBER 51-51-80-03-03-000 (PART)
TRACT 26

BEING A PART OF THE EAST HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF LOT 17 OF COBBLEPOND SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 15 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE WITH THE EAST LINE OF LOT 17, NORTH 35 DEGREES 25 MINUTES 07 SECONDS EAST 448.95 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF SAID LOT;

THENCE TRAVERSING THROUGH A TRACT CONVEYED TO CAROL GOFF BY DEED RECORDED IN VOLUME 1129, PAGE 884 OF THE MUSKINGUM COUNTY DEED RECORDS THE NEXT 5 COURSES AND DISTANCES:

- 1) SOUTH 72 DEGREES 35 MINUTES 33 SECONDS EAST 97.33 FEET TO AN IRON PIN SET;
- 2) SOUTH 23 DEGREES 41 MINUTES 12 SECONDS WEST 416.83 FEET TO AN IRON PIN SET;
- 3) NORTH 53 DEGREES 26 MINUTES 55 SECONDS WEST 39.04 FEET TO AN IRON PIN SET;
- 4) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET (CHORD BEARING NORTH 69 DEGREES 56 MINUTES 30 SECONDS WEST 42.58 FEET) AN ARC DISTANCE OF 43.18 FEET TO AN IRON PIN SET;
- 5) NORTH 86 DEGREES 26 MINUTES 04 SECONDS WEST 114.46 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.325 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

SUBJECT TO THE FOLLOWING TWENTY FOOT WIDE SANITARY SEWER EASEMENT

BEING A PART OF THE EAST HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF LOT 17 OF COBBLEPOND SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 15 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE WITH THE EAST LINE OF LOT 17, NORTH 35 DEGREES 25 MINUTES 07 SECONDS EAST 282.64 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE CONTINUING WITH THE SAID EAST LINE NORTH 35 DEGREES 25 MINUTES 07 SECONDS EAST 21.62 FEET TO A POINT;

THENCE LEAVING SAID LINE, SOUTH 74 DEGREES 50 MINUTES 05 SECONDS EAST 127.58 FEET TO A POINT;

THENCE SOUTH 23 DEGREES 41 MINUTES 12 SECONDS WEST 20.51 FEET TO A POINT;

THENCE NORTH 74 DEGREES 50 MINUTES 05 SECONDS WEST 132.02 FEET TO THE PLACE OF BEGINNING.

ALSO THE FOLLOWING 50 FOOT INGRESS AND EGRESS EASEMENT

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF LOT 17 OF COBBLEPOND SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 15 OF THE MUSKINGUM COUNTY PLAT RECORDS;

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THENCE SOUTH 86 DEGREES 26 MINUTES 04 SECONDS EAST 114.46 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET (CHORD BEARING SOUTH 69 DEGREES 56 MINUTES 30 SECONDS EAST 42.58 FEET) AN ARC DISTANCE OF 43.18 FEET TO AN IRON PIN SET;

THENCE SOUTH 53 DEGREES 26 MINUTES 55 SECONDS EAST 39.04 FEET TO AN IRON PIN SET;

THENCE SOUTH 36 DEGREES 33 MINUTES 05 SECONDS WEST 50.00 FEET TO A POINT;

THENCE NORTH 53 DEGREES 26 MINUTES 55 SECONDS WEST 39.04 FEET TO A POINT;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 69 DEGREES 56 MINUTES 30 SECONDS WEST 14.19 FEET) AN ARC DISTANCE OF 14.39 FEET TO A POINT;

THENCE NORTH 86 DEGREES 26 MINUTES 04 SECONDS WEST 70.63 FEET TO A POINT ON THE NORTH LINE OF COBBLEPOND ROAD AS RECORDED IN PLAT BOOK 17, PAGE 15 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE WITH THE NORTH LINE OF SAID ROAD THE NEXT 2 COURSES AND DISTANCES

- 1) NORTH 54 DEGREES 02 MINUTES 13 SECONDS WEST 85.58 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
- 2) NORTH 51 DEGREES 49 MINUTES 19 SECONDS WEST 7.30 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING SAID LINE AND WITH THE SOUTH LINE OF LOT 17, SOUTH 86 DEGREES 26 MINUTES 04 SECONDS EAST 34.44 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 EAST LINE OF THE PREVIOUS SURVEY OF 12.768 MORE OR LESS ACRE TRACT AS SURVEYED BY W. J. BIEDENBACH REGISTERED SURVEYOR No. 5718 AND DATED JULY 11, 1986 (VOLUME 982, PAGE 271).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 31st DAY OF MARCH, 1998.

W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY 

4-9-98

SURVEY OF TRACT 26 FOR CAROL GOFF

AUDITORS PARCEL NUMBER
51-51-80-03-03-000 (PART)

BEING A PART OF THE EAST HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO

BEARINGS ARE BASED ON THE EAST LINE OF THE PREVIOUS SURVEY OF 12.768 ± ACRE TRACT AS SURVEYED BY W. J. BIEDENBACH REG. SURVEYOR #5718 AND DATED JULY 11, 1986 (VOL. 982, PG. 271)



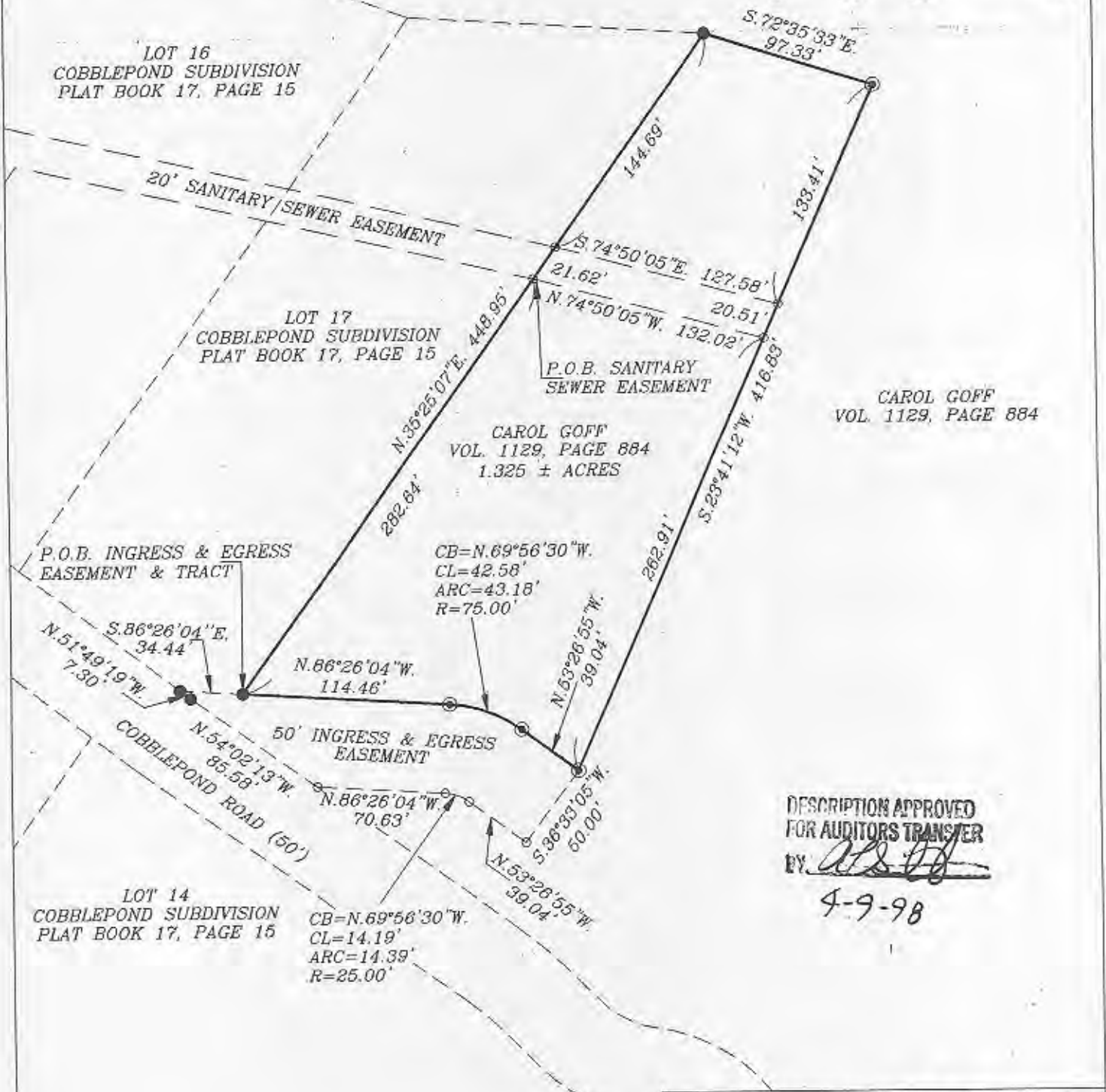
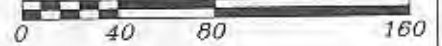
LEGEND

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

RESEARCH:

PREVIOUS SURVEY OF 12.768 ± ACRES BY W.J. BIEDENBACH
PS 5718 (COMPLETED JULY 11, 1986)
PREVIOUS SURVEY OF 88.563 ± ACRES (VOL. 767, PG. 134)
PREVIOUS SURVEY FOR H. LIGHTHIZER (VOL. 975, PG. 207)
PREVIOUS SURVEY OF 160.635 ± ACRES BY TCW (COMPLETED 12/2/96)

SCALE 1"=80'



CAROL GOFF
VOL. 1129, PAGE 884

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY: *[Signature]*
4-9-98

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 1ST DAY OF MARCH, 1998.

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

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

DRAWN BY: AJS	DATE: 03-31-98
SCALE: 1"=80'	CHECKED BY: WJB
JOB NO: 4266	DRAWING NO: D:\4114\GOFF_26