

3010 East Pike  
Zanesville, OH 43701

# Biedenbach Surveying, Inc.

Land Surveying and Construction Layout

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Fax (740) 450-1000  
E-mail biedenbach@ee.net

**CAROL GOFF**  
**AUDITORS PARCEL NUMBER**  
**51-51-80-03-03-000 (PART)**  
**TO BE COMBINED TO PARCEL 51-51-80-03-02-012**

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 THE SOUTHEAST CORNER OF LOT No. 24 OF COBBLEPOND SUBDIVISION AS RECORDED IN PLAT BOOK VOLUME 17, PAGE 15 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE SOUTH 01 DEGREES 07 MINUTES 28 SECONDS EAST 66.19 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 81 DEGREES 30 MINUTES 44 SECONDS EAST 197.34 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 47 DEGREES 41 MINUTES 34 SECONDS EAST 165.08 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE TRAVERSING INTO THE PARCEL CONVEYED TO CAROL GOFF, (VOLUME 1129, PAGE 884), SOUTH 74 DEGREES 40 MINUTES 45 SECONDS EAST 125.10 FEET TO AN IRON PIN SET ON THE WEST LINE OF CANTERBURY WAY;

THENCE WITH THE WEST LINE OF CANTERBURY WAY, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1280.00 FEET (CHORD BEARING SOUTH 06 DEGREES 29 MINUTES 50 SECONDS WEST 70.00 FEET) AND AN ARC LENGTH OF 70.01 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID WEST LINE AND WITH THE NORTH LINE OF A 0.724 ACRE TRACT CONVEYED TO JUSTIN S. GOFF (VOLUME 2145, PAGE 322), NORTH 47 DEGREES 41 MINUTES 34 SECONDS WEST 152.44 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.099 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

**ALSO SUBJECT TO THE FOLLOWING 20 FOOT WIDE 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 THE SOUTHEAST CORNER OF LOT No. 24 OF COBBLEPOND SUBDIVISION AS RECORDED IN PLAT BOOK VOLUME 17, PAGE 15 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE SOUTH 01 DEGREES 07 MINUTES 28 SECONDS EAST 66.19 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 81 DEGREES 30 MINUTES 44 SECONDS EAST 197.34 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 47 DEGREES 41 MINUTES 34 SECONDS EAST 165.08 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE TRAVERSING INTO THE PARCEL CONVEYED TO CAROL GOFF, (VOLUME 1129, PAGE 884), SOUTH 74 DEGREES 40 MINUTES 45 SECONDS EAST 20.30 FEET TO A POINT;

THENCE SOUTH 25 DEGREES 10 MINUTES 24 SECONDS WEST 9.64 FEET TO A POINT ON THE NORTH LINE OF A 0.724 ACRE TRACT CONVEYED TO JUSTIN S. GOFF (VOLUME 2145, PAGE 322);

THENCE NORTH 47 DEGREES 41 MINUTES 34 SECONDS WEST 20.93 FEET TO THE PLACE OF BEGINNING.

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 COBBLEPOND SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 15 OF THE MUSKINGUM COUNTY PLAT RECORDS.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 21ST DAY OF JANUARY 2008.

**OFFICE COPY**  
**NOT RECORDABLE**  
APPROVED FOR CLOSURE  
MICHAEL S. SCHOLZ  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 8923  
1/31/2008

EXEMPT FROM  
PLANNING COMMISSION  
1/31/2008

# SURVEY 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.

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF COBBLEPOND SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 15 OF THE MUSKINGUM COUNTY PLAT RECORDS.

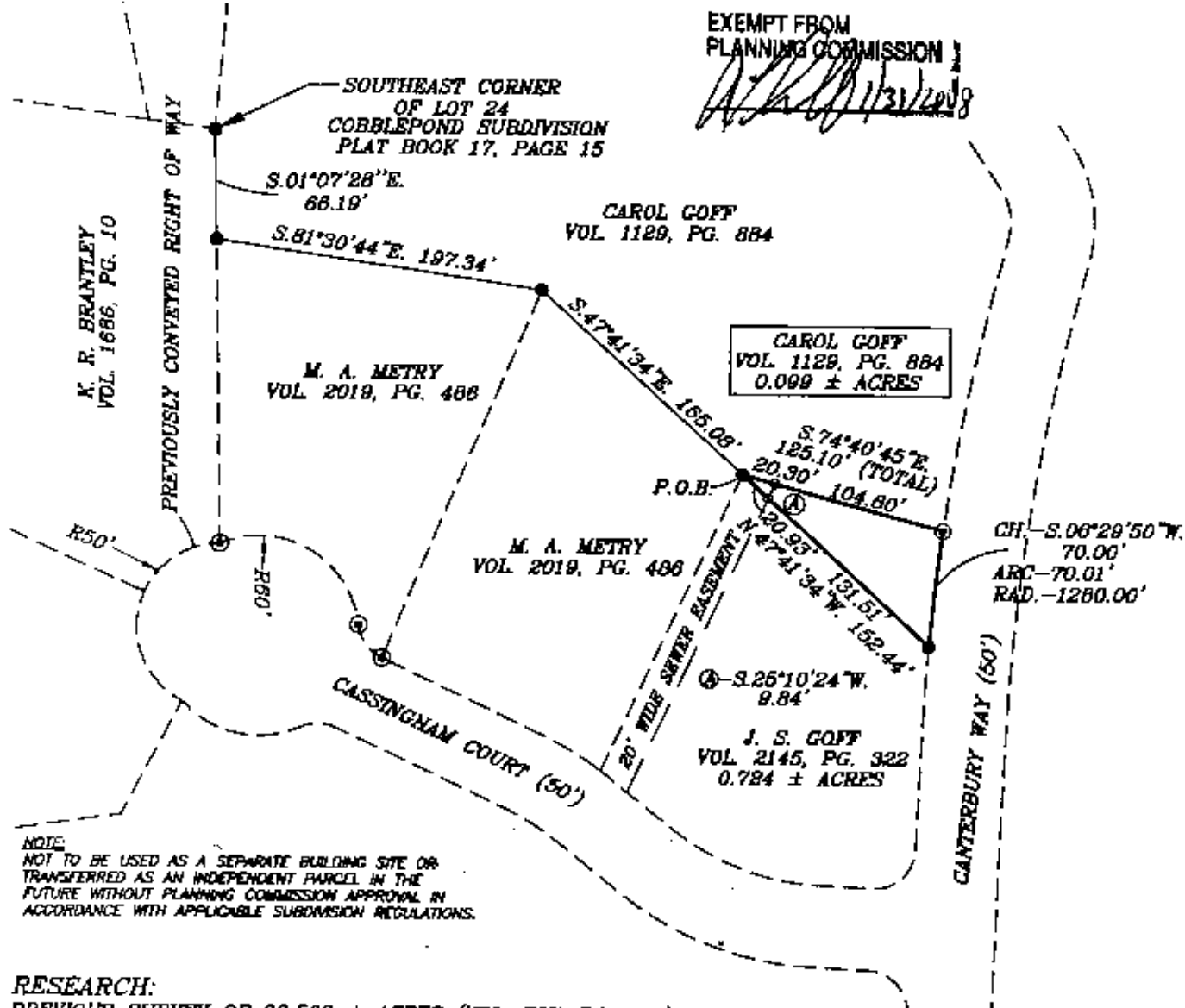
## LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (3/8" REBAR W/CAP)
- ANGLE POINTS

APPROVED FOR CLOSURE

PARCEL TO BE COMBINED TO  
PARCEL 51-51-80-03-02-012

*[Signature]*  
1/31/2008

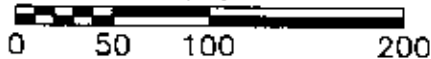


NOTE:  
NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

### RESEARCH:

- PREVIOUS SURVEY OF 88.663 ± ACRES (VOL 787, PG. 134)
- PREVIOUS SURVEY FOR H. LIGHTHIZER (VOL 976, PG. 207)
- PREVIOUS SURVEY OF 160.635 ± ACRES BY TCW (COMPLETED 12/2/06)
- PREVIOUS SURVEY OF 12.768 ± ACRES BY W.J. BIRDENBACH PS 5718 (COMPLETED JULY 11, 1988)
- PREVIOUS SURVEY OF 4.288 ± ACRES BY TERRY J. FINLEY PS 7222 (COMPLETED APRIL 4, 1996)
- PREVIOUS SURVEY OF 3.488 ± ACRES BY C.R. HARKNESS PS 6885 (COMPLETED JUNE 4, 1991)
- PREVIOUS SURVEY OF 0.985 ± ACRES BY LOREN C. CAMP PS 5843 (COMPLETED APRIL 30, 1983)

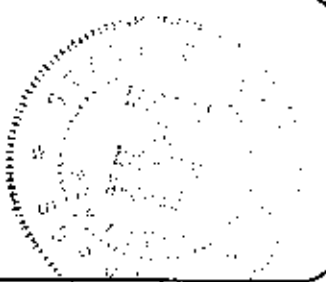
SCALE 1"=100'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 21st DAY OF JANUARY 2008.

**OFFICE COPY NOT RECORDABLE**

MICHAEL D. BIEDENBACH  
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

**BIEDENBACH SURVEYING, INC.**

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DRAWN BY: MDN

DATE: 01-21-08

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5105

DRAWING NO: C:\JOB\FOLDER\5105