

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **CAROL A. GOFF**, unmarried, of Muskingum County, State of Ohio, for valuable consideration paid, grants with general warranty covenants to **B & B CONTRACTORS**, whose tax mailing address is 1941 Neil Avenue, Zanesville, Ohio 43701, the following described property:

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 THE SOUTHWEST CORNER OF LOT NO. 22 OF COBBLEPOND SUBDIVISION AS RECORDED IN PLAT BOOK VOLUME 17, PAGE 15 OF THE MUSKINGUM COUNTY PLAT RECORDS.

THENCE SOUTH 84 DEGREES 25 MINUTES 00 SECONDS EAST 100.41 FEET ALONG THE SOUTH LINE OF LOT NO. 22 TO AN IRON PIN FOUND;

THENCE NORTH 72 DEGREES 10 MINUTES 00 SECONDS EAST 85.56 FEET ALONG THE SOUTH LINE OF LOT NO. 22 TO AN IRON PIN FOUND;

THENCE CONTINUING NORTH 72 DEGREES 10 MINUTES 00 SECONDS EAST 73.98 FEET ALONG THE SOUTH LINE OF LOT NO. 23 OF SAID COBBLEPOND SUBDIVISION TO AN IRON PIN FOUND;

THENCE NORTH 83 DEGREES 46 MINUTES 00 SECONDS EAST 69.11 FEET ALONG THE SOUTH LINE OF SAID LOT NO. 23 TO AN IRON PIN FOUND;

THENCE SOUTH 82 DEGREES 12 MINUTES 45 SECONDS EAST 90.40 FEET ALONG THE SOUTH LINE OF SAID LOT NO. 23 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT NO. 23;

THENCE CONTINUING SOUTH 82 DEGREES 12 MINUTES 45 SECONDS EAST 39.69 FEET TO THE SOUTHEAST CORNER OF LOT NO. 24;

THENCE TRAVERSING THROUGH THE TRACT CONVEYED TO CAROL GOFF BY DEED VOLUME 1129, PAGE 884 OF THE MUSKINGUM COUNTY DEED RECORDS, SOUTH 01 DEGREES 07 MINUTES 28 SECONDS EAST 251.36 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 56 DEGREES 32 MINUTES 00 SECONDS WEST 53.50 FEET) WITH AN ARC DISTANCE OF 56.45 FEET TO AN IRON PIN SET;

THENCE NORTH 65 DEGREES 48 MINUTES 32 SECONDS WEST 447.41 FEET TO AN IRON SET ON THE WEST LINE OF SAID TRACT CONVEYED TO CAROL GOFF;

THENCE NORTH 01 DEGREES 19 MINUTES 29 SECONDS WEST 68.52 FEET ALONG SAID WEST LINE TO THE PLACE OF BEGINNING.

CONTAINING 1.947 ACRES MORE OR LESS, SUBJECT TO ALL APPLICABLE EASEMENTS, ALSO RESERVED A 15 FOOT WIDE EASEMENT FOR UTILITIES ALONG THE EXISTING STREAM MEANDERING THROUGH THE NORTHERN PART OF THIS TRACT.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

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NOT RECORDABLE**

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY A. L. Swinehart  
12-28-99

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.

SURVEY AND DESCRIPTION PREPARED BY W. J. BIEDENBACH, REG. SURVEYOR #5718, ON THE 22<sup>ND</sup> DAY OF DECEMBER, 1999.

**SUBJECT TO RESTRICTIONS OF COBBLEPOND SUBDIVISION PHASE III ATTACHED HERETO AND MADE A PART HEREOF.**

AUDITOR'S PARCEL NO. 51-51-80-03-03-000(Part)

**ALSO THE FOLLOWING INGRESS AND EGRESS 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 SOUTHWEST CORNER OF LOT No. 22 OF COBBLEPOND SUBDIVISION AS RECORDED IN PLAT BOOK VOLUME 17, PAGE 15 OF THE MUSKINGUM COUNTY PLAT RECORDS;

**THENCE** SOUTH 01 DEGREES 19 MINUTES 29 SECONDS EAST 68.52 FEET ALONG THE WEST LINE OF A TRACT CONVEYED TO CAROL GOFF, AS RECORDED IN DEED VOLUME 1129, PAGE 884 OF THE MUSKINGUM COUNTY DEED RECORDS TO AN IRON PIN SET;

**THENCE** SOUTH 65 DEGREES 48 MINUTES 32 SECONDS EAST 447.41 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

**THENCE** TRAVERSING THROUGH THE SAID GOFF TRACT THE NEXT 55 COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING NORTH 56 DEGREES 32 MINUTES 23 SECONDS EAST 53.49 FEET) AN ARC DISTANCE OF 56.44 FEET TO AN IRON PIN SET;
- 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 53 DEGREES 52 MINUTES 51 SECONDS EAST 60.52 FEET) AN ARC DISTANCE OF 65.00 FEET TO AN IRON PIN SET;
- 3) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 40 DEGREES 43 MINUTES 55 SECONDS EAST 20.41 FEET) AN ARC DISTANCE OF 21.03 FEET TO AN IRON PIN SET;
- 4) SOUTH 64 DEGREES 49 MINUTES 36 SECONDS EAST 144.60 FEET TO AN IRON PIN SET;
- 5) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING SOUTH 58 DEGREES 07 MINUTES 18 SECONDS EAST 46.70 FEET) AN ARC DISTANCE OF 46.81 FEET TO AN IRON PIN SET;
- 6) SOUTH 51 DEGREES 25 MINUTES 00 SECONDS EAST 52.19 FEET TO AN IRON PIN SET;
- 7) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET (CHORD BEARING SOUTH 69 DEGREES 20 MINUTES 48 SECONDS EAST 92.36 FEET) AN ARC DISTANCE OF 93.88 FEET TO AN IRON PIN SET;
- 8) SOUTH 87 DEGREES 16 MINUTES 35 SECONDS EAST 33.52 FEET TO AN IRON PIN SET;
- 9) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 47 DEGREES 43 MINUTES 25 SECONDS EAST 35.36 FEET) AN ARC DISTANCE OF 39.27 FEET TO AN IRON PIN SET;
- 10) NORTH 02 DEGREES 43 MINUTES 25 SECONDS EAST 73.42 FEET TO AN IRON PIN SET;
- 11) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1280.00 FEET (CHORD BEARING NORTH 08 DEGREES 41 MINUTES 20 SECONDS EAST 266.05 FEET) AN ARC DISTANCE OF 266.53 FEET TO AN IRON PIN SET;
- 12) NORTH 14 DEGREES 39 MINUTES 15 SECONDS EAST 36.93 FEET TO AN



- 13) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET (CHORD BEARING NORTH 09 DEGREES 38 MINUTES 34 SECONDS WEST 28.80 FEET) AN ARC DISTANCE OF 29.68 FEET TO AN IRON PIN SET;
- 14) NORTH 33 DEGREES 50 MINUTES 32 SECONDS WEST 40.43 FEET TO AN IRON PIN SET;
- 15) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET (CHORD BEARING NORTH 00 DEGREES 57 MINUTES 48 SECONDS WEST 157.44 FEET) AN ARC DISTANCE OF 166.42 FEET TO AN IRON PIN SET;
- 16) NORTH 31 DEGREES 55 MINUTES 00 SECONDS EAST 164.67 FEET TO AN IRON PIN SET;
- 17) NORTH 26 DEGREES 49 MINUTES 55 SECONDS EAST 369.43 FEET TO AN IRON PIN SET;
- 18) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET (CHORD BEARING NORTH 13 DEGREES 02 MINUTES 47 SECONDS EAST 71.49 FEET) AN ARC DISTANCE OF 72.18 FEET TO AN IRON PIN SET;
- 19) NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST 39.77 FEET TO AN IRON PIN SET;
- 20) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET (CHORD BEARING NORTH 40 DEGREES 37 MINUTES 33 SECONDS WEST 192.38 FEET) AN ARC DISTANCE OF 208.85 FEET TO AN IRON PIN SET;
- 21) NORTH 80 DEGREES 30 MINUTES 45 SECONDS WEST 118.34 FEET TO AN IRON PIN SET;
- 22) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET (CHORD BEARING SOUTH 89 DEGREES 20 MINUTES 00 SECONDS WEST 52.89 FEET) AN ARC DISTANCE OF 53.17 FEET TO AN IRON PIN SET;
- 23) SOUTH 79 DEGREES 10 MINUTES 45 SECONDS WEST 135.36 FEET TO AN IRON PIN SET;
- 24) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET (CHORD BEARING SOUTH 61 DEGREES 49 MINUTES 03 SECONDS WEST 89.52 FEET) AN ARC DISTANCE OF 90.91 FEET TO AN IRON PIN SET;
- 25) SOUTH 44 DEGREES 27 MINUTES 22 SECONDS WEST 18.58 FEET TO AN IRON PIN SET;
- 26) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 05 DEGREES 28 MINUTES 09 SECONDS WEST 31.46 FEET) AN ARC DISTANCE OF 34.02 FEET TO AN IRON PIN SET;
- 27) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET (CHORD BEARING NORTH 57 DEGREES 59 MINUTES 32 SECONDS WEST 82.86 FEET) AN ARC DISTANCE OF 85.43 FEET TO AN IRON PIN SET;
- 28) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET (CHORD BEARING NORTH 72 DEGREES 32 MINUTES 50 SECONDS EAST 23.62 FEET) AN ARC DISTANCE OF 24.27 FEET TO AN IRON PIN SET;
- 29) NORTH 44 DEGREES 27 MINUTES 22 SECONDS EAST 40.06 FEET TO AN IRON PIN SET;
- 30) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING NORTH 61 DEGREES 49 MINUTES 03 SECONDS EAST 119.36 FEET) AN ARC DISTANCE OF 121.21 FEET TO AN IRON PIN SET;
- 31) NORTH 79 DEGREES 10 MINUTES 45 SECONDS EAST 135.36 FEET TO AN IRON PIN SET;
- 32) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST 70.52 FEET) AN ARC DISTANCE OF 70.89 FEET TO AN IRON PIN SET;
- 33) SOUTH 80 DEGREES 30 MINUTES 45 SECONDS EAST 118.34 FEET TO AN IRON PIN SET;
- 34) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING SOUTH 55 DEGREES 37 MINUTES 39 SECONDS EAST 168.32 FEET) AN ARC DISTANCE OF 173.73 FEET TO AN IRON PIN SET;
- 35) CONTINUING WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING SOUTH 15 DEGREES 44 MINUTES 26 SECONDS EAST 103.54 FEET) AN ARC DISTANCE OF 14.73 FEET TO AN IRON PIN SET;
- 36) SOUTH 00 DEGREES 44 MINUTES 20 SECONDS EAST 39.77 FEET TO AN IRON PIN SET;
- 37) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET

- (CHORD BEARING SOUTH 13 DEGREES 02 MINUTES 47 SECONDS WEST 95.32 FEET) AN ARC DISTANCE OF 96.24 FEET TO AN IRON PIN SET;
- 38) SOUTH 26 DEGREES 49 MINUTES 55 SECONDS WEST 371.65 FEET TO AN IRON PIN SET;
  - 39) SOUTH 31 DEGREES 55 MINUTES 00 SECONDS WEST 166.88 FEET TO AN IRON PIN SET;
  - 40) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET (CHORD BEARING SOUTH 00 DEGREES 57 MINUTES 48 SECONDS EAST 103.15 FEET) AN ARC DISTANCE OF 109.03 FEET TO AN IRON PIN SET;
  - 41) SOUTH 33 DEGREES 50 MINUTES 32 SECONDS EAST 40.34 FEET TO AN IRON PIN SET;
  - 42) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET (CHORD BEARING SOUTH 09 DEGREES 38 MINUTES 34 SECONDS EAST 69.95 FEET) AN ARC DISTANCE OF 72.09 FEET TO AN IRON PIN SET;
  - 43) SOUTH 14 DEGREES 39 MINUTES 15 SECONDS WEST 36.93 FEET TO AN IRON PIN SET;
  - 44) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1230.00 FEET (CHORD BEARING SOUTH 08 DEGREES 41 MINUTES 20 SECONDS WEST 255.66 FEET) AN ARC DISTANCE OF 256.12 FEET TO AN IRON PIN SET;
  - 45) SOUTH 02 DEGREES 43 MINUTES 25 SECONDS WEST 173.42 FEET TO AN IRON PIN SET;
  - 46) NORTH 87 DEGREES 16 MINUTES 35 SECONDS WEST 50.00 FEET TO AN IRON PIN SET;
  - 47) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 42 DEGREES 16 MINUTES 35 SECONDS WEST 35.36 FEET) AN ARC DISTANCE OF 39.27 FEET TO AN IRON PIN SET;
  - 48) NORTH 87 DEGREES 16 MINUTES 35 SECONDS WEST 33.52 FEET TO AN IRON PIN SET;
  - 49) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING NORTH 69 DEGREES 20 MINUTES 48 SECONDS WEST 123.14 FEET) AN ARC DISTANCE OF 125.17 FEET TO AN IRON PIN SET;
  - 50) NORTH 51 DEGREES 25 MINUTES 00 SECONDS WEST 52.19 FEET TO AN IRON PIN SET;
  - 51) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET (CHORD BEARING NORTH 58 DEGREES 07 MINUTES 18 SECONDS WEST 35.03 FEET) AN ARC DISTANCE OF 35.11 FEET TO AN IRON PIN SET;
  - 52) NORTH 64 DEGREES 49 MINUTES 36 SECONDS WEST 144.60 FEET TO AN IRON PIN SET;
  - 53) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 88 DEGREES 55 MINUTES 18 SECONDS WEST 20.41 FEET) AN ARC DISTANCE OF 21.03 FEET TO AN IRON PIN SET;
  - 54) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING NORTH 87 DEGREES 52 MINUTES 06 SECONDS WEST 42.50 FEET) AN ARC DISTANCE OF 43.89 FEET TO AN IRON PIN SET;
  - 55) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING NORTH 19 DEGREES 15 MINUTES 29 SECONDS WEST 68.79 FEET) AN ARC DISTANCE OF 75.86 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 COBBLEPOND SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 15 OF THE MUSKINGUM COUNTY PLAT RECORDS.

SURVEY AND DESCRIPTION PREPARED BY W. J. BIEDENBACH, REG. SURVEYOR #5718, ON THE 22ND DAY OF DECEMBER 1999.

SUBJECT TO ALL LEASES, EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS OF RECORD, APPLICABLE BUILDING, ZONING AND USE REGULATIONS.

Prior Instrument Reference: Volume 1129, Page 884, Deed Records.

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