

51-80-03-03-003
6315 CANTERBURY WAY

W. J. Biedenbach & associates

3120 Lisa Lane
Zanesville, OH 43701

Surveying and Mapping

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

CAROL GOFF
AUDITORS PARCEL NUMBER 51-51-80-03-03-000 (PART)
TRACT NUMBER 32

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 NUMBER 17 OF COBBLEPOND SUBDIVISION AS RECORDED IN PLAT BOOK 17 PAGE 15 OF THE MUSKINGUM COUNTY DEED RECORDS AND THE NORTH LINE OF COBBLEPOND DRIVE:

THENCE SOUTH 51 DEGREES 49 MINUTES 19 SECONDS EAST 7.30 FEET ALONG THE NORTH LINE OF COBBLEPOND DRIVE TO AN EXISTING (5/8 INCH REBAR);

THENCE SOUTH 54 DEGREES 02 MINUTES 13 SECONDS EAST 221.24 FEET ALONG SAID DRIVE TO AN EXISTING IRON PIN;

THENCE ALONG THE NORTH LINE OF SAID DRIVE AND WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING SOUTH 49 DEGREES 31 MINUTES 55 SECONDS EAST 35.35 FEET) AN ARC DISTANCE OF 35.38 FEET TO AN EXISTING IRON PIN;

THENCE ALONG THE NORTH LINE OF SAID DRIVE SOUTH 45 DEGREES 01 MINUTES 37 SECONDS EAST 28.58 FEET TO AN EXISTING IRON PIN;

THENCE ALONG THE NORTH LINE OF SAID DRIVE AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 63 DEGREES 44 MINUTES 50 SECONDS EAST 32.10 FEET) AN ARC DISTANCE OF 32.67 FEET TO AN EXISTING IRON PIN

THENCE LEAVING SAID COBBLEPOND DRIVE AND TRAVERSING THROUGH THE LANDS OF CAROL GOFF AS RECORDED IN DEED VOLUME 1129, PAGE 884 OF THE MUSKINGUM COUNTY DEED RECORDS AND 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;

THENCE NORTH 44 DEGREES 27 MINUTES 22 SECONDS EAST 40.06 FEET TO AN IRON PIN SET;

THENCE 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) AND ARC DISTANCE OF 121.21 FEET TO AN IRON PIN SET;

THENCE NORTH 79 DEGREES 10 MINUTES 45 SECONDS EAST 135.36 FEET TO AN IRON PIN SET;

THENCE 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;

THENCE SOUTH 80 DEGREES 30 MINUTES 45 SECONDS EAST 118.34 FEET TO AN IRON PIN SET;

THENCE 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, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT INTENDED TO BE CONVEYED;

THENCE NORTH 49 DEGREES 01 MINUTES 25 SECONDS EAST 348.91 FEET TO AN IRON PINS SET;

THENCE SOUTH 00 DEGREES 45 MINUTES 16 SECONDS EAST 334.39 FEET TO AN IRON PIN SET;

THENCE SOUTH 89 DEGREES 15 MINUTES 40 SECONDS WEST 239.64 FEET TO AN IRON PIN SET;

THENCE NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST 9.00 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING NORTH 15 DEGREES 44 MINUTES 26 SECONDS WEST 103.54 FEET) AN ARC DISTANCE OF 104.73 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.309 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

Page 1 of 3

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ALSO THE FOLLOWING FIFTY FOOT 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 SOUTHEAST CORNER OF LOT NUMBER 17 OF COBBLEPOND SUBDIVISION AS RECORDED IN PLAT BOOK 17 PAGE 15 OF THE MUSKINGUM COUNTY DEED RECORDS AND THE NORTH LINE OF COBBLEPOND DRIVE:

THENCE SOUTH 51 DEGREES 49 MINUTES 19 SECONDS EAST 7.30 FEET ALONG THE NORTH LINE OF COBBLEPOND DRIVE TO AN EXISTING (5/8 INCH REBAR);

THENCE SOUTH 54 DEGREES 02 MINUTES 13 SECONDS EAST 221.24 FEET ALONG SAID DRIVE TO AN EXISTING IRON PIN;

THENCE ALONG THE NORTH LINE OF SAID DRIVE AND WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING SOUTH 49 DEGREES 31 MINUTES 55 SECONDS EAST 35.35 FEET) AN ARC DISTANCE OF 35.38 FEET TO AN EXISTING IRON PIN;

THENCE ALONG THE NORTH LINE OF SAID DRIVE SOUTH 45 DEGREES 01 MINUTES 37 SECONDS EAST 28.58 FEET TO AN EXISTING IRON PIN;

THENCE ALONG THE NORTH LINE OF SAID DRIVE AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 63 DEGREES 44 MINUTES 50 SECONDS EAST 32.10 FEET) AN ARC DISTANCE OF 32.67 FEET TO AN EXISTING IRON PIN SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT

THENCE LEAVING SAID COBBLEPOND DRIVE AND TRAVERSING THROUGH THE LANDS OF CAROL GOFF AS RECORDED IN DEED VOLUME 1129. PAGE 884 OF THE MUSKINGUM COUNTY DEED RECORDS AND 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;

THENCE NORTH 44 DEGREES 27 MINUTES 22 SECONDS EAST 40.06 FEET TO AN IRON PIN SET;

THENCE 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) AND ARC DISTANCE OF 121.21 FEET TO AN IRON PIN SET;

THENCE NORTH 79 DEGREES 10 MINUTES 45 SECONDS EAST 135.36 FEET TO AN IRON PIN SET;

THENCE 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;

THENCE SOUTH 80 DEGREES 30 MINUTES 45 SECONDS EAST 118.34 FEET TO AN IRON PIN SET;

THENCE 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;

THENCE 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') AN ARC DISTANCE OF 104.73 FEET TO AN IRON PIN SET;

THENCE SOUTH 00 DEGREES 44 MINUTES 20 SECONDS EAST 9.00 FEET TO AN IRON PIN SET;

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THENCE SOUTH 89 DEGREES 15 MINUTES 40 SECONDS WEST 50.00 FEET TO A POINT;

THENCE NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST 9.00 FEET TO AN IRON PIN SET;

THENCE 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;

THENCE NORTH 80 DEGREES 30 MINUTES 45 SECONDS WEST 118.34 FEET TO AN IRON PIN SET;

THENCE 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;

THENCE SOUTH 79 DEGREES 10 MINUTES 45 SECONDS WEST ⁶135.38 FEET TO AN IRON PIN SET;

THENCE 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;

THENCE SOUTH 44 DEGREES 27 MINUTES 22 SECONDS WEST 18.58 FEET TO AN IRON PIN SET;

THENCE 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 ON THE NORTH LINE OF COBBLEPOND DRIVE;

THENCE ALONG THE NORTH LINE OF COBBLEPOND DRIVE AND 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 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 25TH DAY OF AUGUST 1998.

OFFICE COPY
W. J. Biedenbach
W. J. BIEDENBACH
REGISTERED SURVEYOR NO. 5718
NOT REPRODUCIBLE



SURVEY FOR CAROL GOFF

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

FENCE POST

F. A. WOOD
VOL. 865, PG. 53



SCALE 1"=120'
0 60 120 240

CAROL GOFF
VOL. 1129, PG. 884

TRACT 32
CAROL GOFF
VOL. 1129, PG. 884
1.309 ± ACRES

CB=N.15°44'26"W.
CL=103.54'
ARC=104.73'
R=200.00'

CAROL GOFF
VOL. 1129, PG. 884

RESEARCH:

- 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)
- PREVIOUS SURVEY OF 12.768 ± ACRES BY W.J. BIEDENBACH PS 5718 (COMPLETED JULY 11, 1986)
- PREVIOUS SURVEY OF 4.268 ± ACRES BY TERRY J. FINLEY PS 7222 (COMPLETED APRIL 4, 1996)
- PREVIOUS SURVEY OF 8.486 ± 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)

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)

NUMBER	CHORD BEARING	LENGTH	ARC	RADIUS
1	S.49°31'55"E.	35.35'	35.30'	225.00'
2	S.63°44'50"E.	32.10'	32.67'	50.00'
3	N.72°32'50"E.	23.62'	24.27'	30.00'
4	N.61°49'03"E.	119.36'	121.21'	200.00'
5	N.89°20'00"E.	70.52'	70.89'	200.00'
6	S.40°37'33"E.	256.51'	278.46'	200.00'
7	N.40°37'33"W.	192.38'	208.85'	150.00'
8	S.89°20'00"W.	52.89'	53.17'	150.00'
9	S.61°49'03"W.	89.52'	90.91'	150.00'
10	S.05°28'09"W.	31.46'	34.02'	25.00'
11	N.57°59'32"W.	82.86'	85.43'	100.00'

LEGEND

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

NOTE: ALL EXISTING IRON PINS ARE 5/8 INCH REBAR UNLESS OTHERWISE NOTED.

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY WJB
8-31-98

Approved For Transfer
 No On-Lot Sewage
 Date 8-22-98
 W.J. Biedenbach
 Zanesville - Muskingum Co.
 Health Department

LOT 17 OF COBBLEPOND SUBDIVISION PLAT BOOK 17, PAGE 15

LOT 18 OF COBBLEPOND SUBDIVISION PLAT BOOK 17, PAGE 15

LOT 19 OF COBBLEPOND SUBDIVISION PLAT BOOK 17, PAGE 15

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

DRAWN BY: AJS	DATE: 08-25-98
SCALE: 1"=120'	CHECKED BY: WJB
JOB NO. 4266	DRAWING NO. D:\4266\GOFF_32

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY IS CORRECT AS PREPARED BY ME.
THIS 25th DAY OF AUGUST, 1998

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

COPY

WJB