

51-80-03-03-004  
6283 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 IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 54 DEGREES 02 MINUTES 13 SECONDS EAST 221.24 FEET ALONG SAID DRIVE TO AN EXISTING IRON PIN (5/8 INCH REBAR);

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 (5/8 INCH REBAR);

THENCE ALONG THE NORTH LINE OF SAID DRIVE SOUTH 45 DEGREES 01 MINUTES 37 SECONDS EAST 28.58 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

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 (5/8 INCH REBAR);

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 72 DEGREES 39 MINUTES 05 SECONDS EAST 54.71 FEET) AN ARC DISTANCE OF 54.88 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE CONVEYED;

THENCE NORTH 29 DEGREES 28 MINUTES 37 SECONDS EAST 317.39 FEET TO AN IRON PIN SET;

THENCE SOUTH 56 DEGREES 56 MINUTES 38 SECONDS EAST 231.41 FEET TO AN IRON PIN SET;

THENCE SOUTH 49 DEGREES 01 MINUTES 25 SECONDS WEST 348.91 FEET TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING NORTH 47 DEGREES 45 MINUTES 59 SECONDS WEST 117.11 FEET) AN ARC DISTANCE OF 118.85 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.291 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4650  
Fax (740) 450-1000

## 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 IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 54 DEGREES 02 MINUTES 13 SECONDS EAST 221.24 FEET ALONG SAID DRIVE TO AN EXISTING IRON PIN (5/8 INCH REBAR);

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 (5/8 INCH REBAR);

THENCE ALONG THE NORTH LINE OF SAID DRIVE SOUTH 45 DEGREES 01 MINUTES 37 SECONDS EAST 28.58 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

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 SOUTH 59 DEGREES 15 MINUTES 28 SECONDS WEST 50.00 FEET TO A POINT;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET (CHORD BEARING NORTH 55 DEGREES 37 MINUTES 39 SECONDS WEST 126.24 FEET) AN ARC DISTANCE OF 130.30 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;

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

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

THENCE SOUTH 79 DEGREES 10 MINUTES 45 SECONDS WEST 135.36 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.

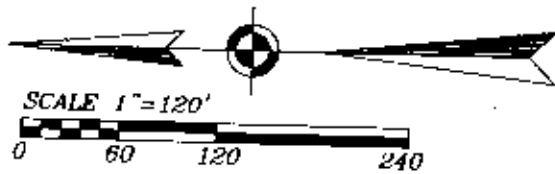
ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PSS718-PS6923).

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 21<sup>ST</sup> DAY OF SEPTEMBER 1998.

**OFFICE COPY  
NOT RECORDABLE**  
W. J. BIEDENBACH  
REGISTERED SURVEYOR NO. 5718

**SURVEY FOR CAROL GOFF** P. A. WOOD FENCE POST  
 AUDITORS PARCEL NUMBER VOL. 865, PG. 53  
 51-51-80-03-03-000 (PART) FENCE LINE



NUMBER	CHORD BEARING	LENGTH	ARC	RADIUS
1	S.49°31'55"E	35.35'	35.38'	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.55°37'39"E	168.32'	173.73'	200.00'
7	N.55°37'39"W	126.24'	130.30'	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'

**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 8.466 ± 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 #5710 AND DATED JULY  
 11, 1986 (VOL. 982, PG. 271)

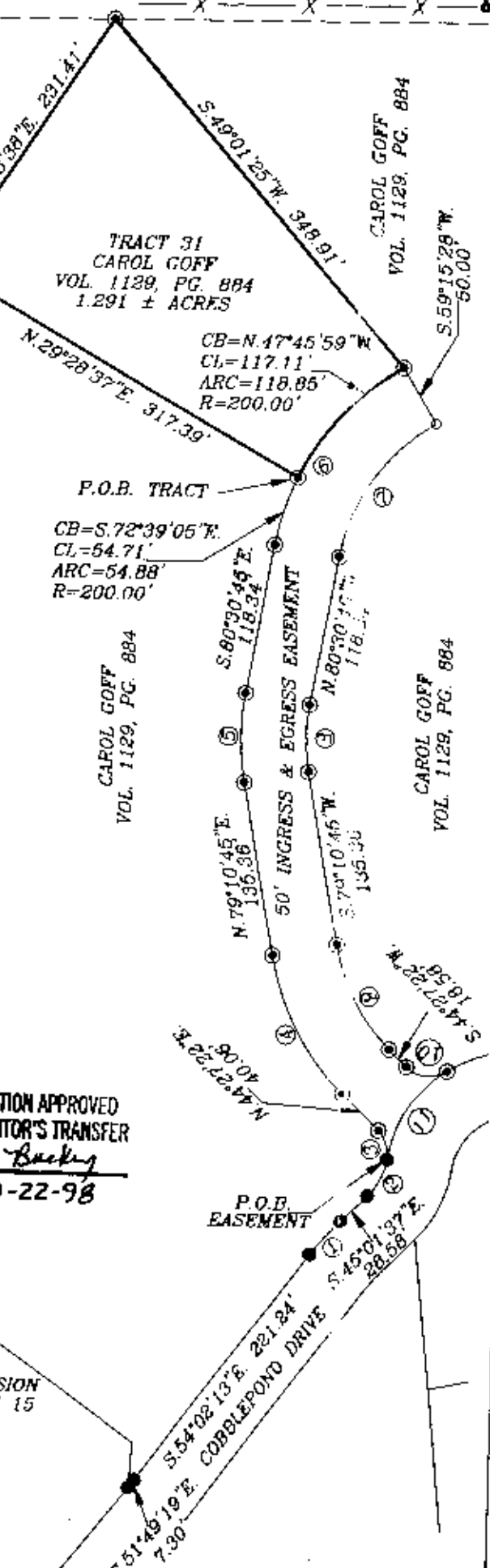
NOTE: ALL EXISTING IRON PINS ARE 5/8  
 INCH REBAR UNLESS OTHERWISE NOTED.

**LEGEND**

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

DESCRIPTION APPROVED  
 FOR AUDITOR'S TRANSFER  
 BY K. Backy  
 9-22-98

LOT 17  
 OF  
 COBBLEPOND SUBDIVISION  
 PLAT BOOK 17, PAGE 15



W.J. BIEDENBACH & ASSOC.  
 SURVEYING & MAPPING  
 ZANESVILLE, OHIO  
 (614) 453-1950

DRAWN BY: AJS	DATE: 09-21-98
SCALE: 1"=120'	CHECKED BY: WJB
JOB NO: 4268	DRAWING NO: D:\4268\GOFF_32

I HEREBY CERTIFY TO THE BEST OF MY  
 KNOWLEDGE AND BELIEVE THE ABOVE PLAT AND  
 SURVEY TO BE CORRECT AS PERFORMED BY ME.  
 THIS 21st DAY OF SEPTEMBER 1998.

W.J. BIEDENBACH  
 REGISTERED SURVEYOR #5718

**OFFICE COPY  
 NOT RECORDABLE**