

# W. J. Biedenbach & Associates (to Polk)

3120 Lisa Lane  
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Surveying and Mapping

Telephone (740) 463-4660  
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51-80-03-03-005

6599 CANTERBURY WAY

CAROL GOFF  
AUDITORS PARCEL NUMBER 51-51-80-03-03-000 (PART)  
TRACT NUMBER 36

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

COMMENCING AT THE NORTHEAST CORNER OF LOT 17 OF COBBLEPOND SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 15 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE TRAVERSING THROUGH THE TRACT CONVEYED TO CAROL GOFF BY DEED RECORDED IN VOLUME 1129, PAGE 834 OF THE MUSKINGUM COUNTY DEED RECORDS THE NEXT THREE COURSES AND DISTANCES:

- 1) SOUTH 72 DEGREES 35 MINUTES 33 SECONDS EAST 318.39 FEET TO AN IRON PIN SET;
- 2) NORTH 80 DEGREES 48 MINUTES 06 SECONDS EAST 154.76 FEET TO AN IRON PIN SET;
- 3) SOUTH 56 DEGREES 56 MINUTES 38 SECONDS EAST 462.81 FEET TO AN IRON PIN SET ON THE EAST LINE OF THE SAID GOFF TRACT, SAID IRON PIN BEING SOUTH 00 DEGREES 45 MINUTES 16 SECONDS EAST 847.35 FEET FROM AN EXISTING IRON PIN (AXLE);

THENCE WITH THE EAST LINE OF THE SAID GOFF TRACT (EAST LINE OF QUARTER TOWNSHIP 3), SOUTH 00 DEGREES 45 MINUTES 16 SECONDS EAST 963.40 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID EAST LINE, SOUTH 00 DEGREES 45 MINUTES 16 SECONDS EAST 172.99 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH THE ABOVE SAID CAROL GOFF TRACT THE NEXT FOUR COURSES AND DISTANCES:

- 1) NORTH 60 DEGREES 52 MINUTES 33 SECONDS WEST 534.98 FEET TO AN IRON PIN SET;
- 2) NORTH 31 DEGREES 55 MINUTES 00 SECONDS EAST 86.55 FEET TO AN IRON PIN SET;
- 3) NORTH 26 DEGREES 49 MINUTES 55 SECONDS EAST 63.60 FEET TO AN IRON PIN SET;
- 4) SOUTH 60 DEGREES 52 MINUTES 33 SECONDS EAST 467.13 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.754 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

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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 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;

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

THENCE SOUTH 00 DEGREES 44 MINUTES 20 SECONDS EAST 39.77 FEET TO AN IRON PIN SET;

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THENCE 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;

THENCE SOUTH 26 DEGREES 49 MINUTES 55 SECONDS WEST 371.65 FEET TO AN IRON PIN SET;

THENCE SOUTH 31 DEGREES 55 MINUTES 00 SECONDS WEST 86.55 FEET TO AN IRON PIN SET;

THENCE NORTH 60 DEGREES 52 MINUTES 33 SECONDS WEST 50.06 FEET TO A POINT;

THENCE NORTH 31 DEGREES 55 MINUTES 00 SECONDS EAST 86.78 FEET TO AN IRON PIN SET;

THENCE NORTH 26 DEGREES 49 MINUTES 55 SECONDS EAST 369.43 FEET TO AN IRON PIN SET;

THENCE 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;

THENCE NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST 39.77 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 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 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 8<sup>TH</sup> DAY OF JANUARY 1999.

W. J. BIEDENBACH  
REGISTERED SURVEYOR No. 5718

DESCRIPTION APPROVED  
FOR ALIENATION'S TRANSFER  
BY *[Signature]*

1-13-99

# SURVEY FOR CAROL GOFF

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

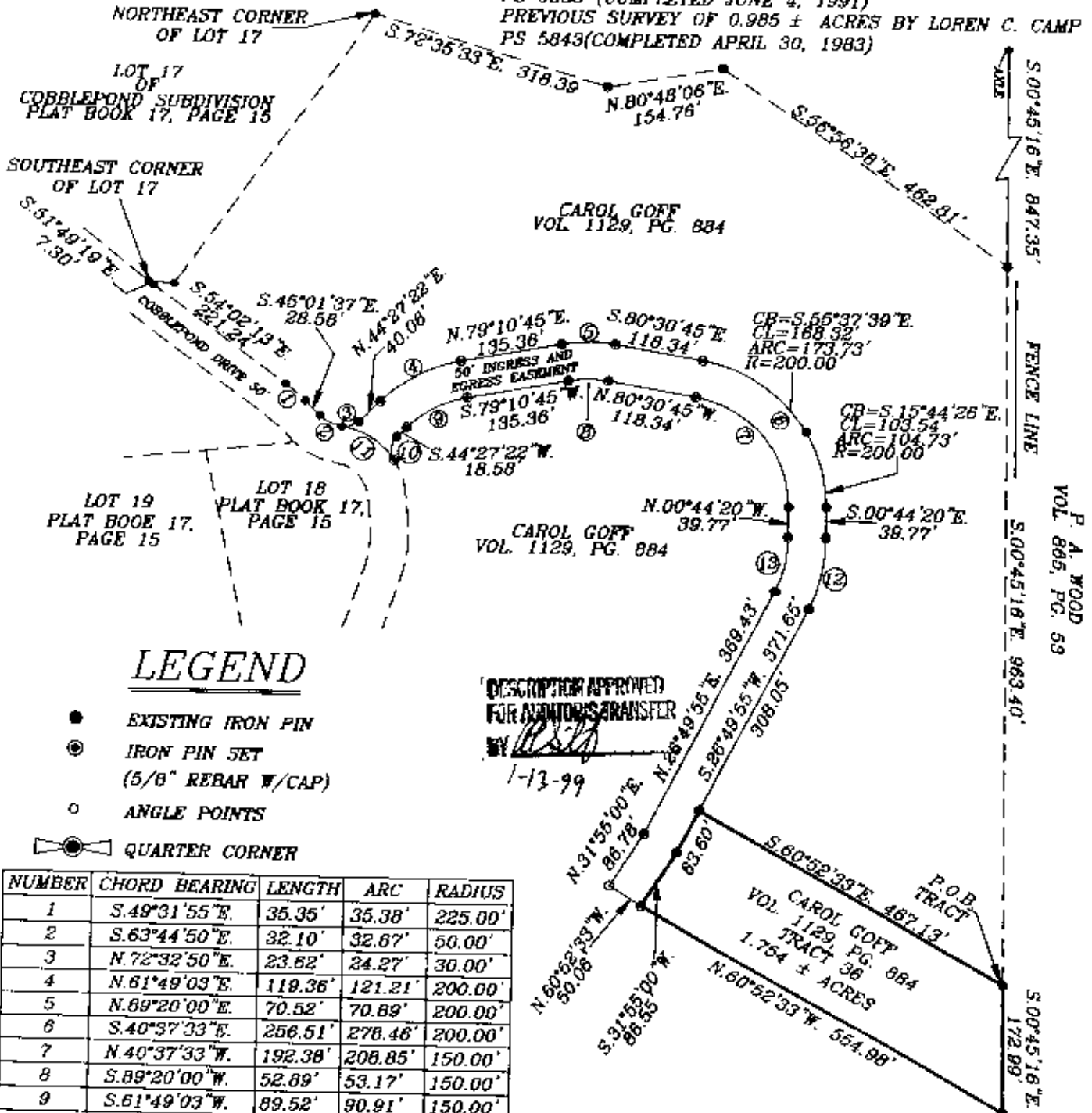
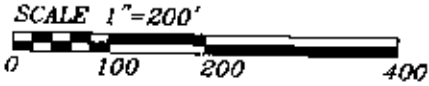
BEING A PART OF THE EAST HALF OF QUARTER TOWNSHIP  
3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES  
MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO

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. 882, PG. 271)

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

**RESEARCH:**

PREVIOUS SURVEY OF 88.563 ± ACRES (VOL. 787, PG. 134)  
PREVIOUS SURVEY FOR H. LIGHTHIZER (VOL. 975, PG. 207)  
PREVIOUS SURVEY OF 150.635 ± 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)



## LEGEND

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

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY *[Signature]*  
1-13-99

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.81°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'
12	S.13°02'47"W	95.32'	96.24'	200.00'
13	N.13°02'47"E	71.49'	72.18'	150.00'

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME.  
THIS 8th DAY OF JANUARY 1999.

OFFICE COPY  
NOT RECORDABLE

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

**W.J. BIEDENBACH & ASSOC.**  
SURVEYING & MAPPING  
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(614) 453-4850

DRAWN BY: HTM	DATE: 01-08-99
SCALE: 1"=200'	CHECKED BY: WJB
JOB NO: 4266	DRAWING NO: D:\4266\GOFF_36