

51-80-03-03-013
6235 CASSINGHAM
COURT

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CAROL GOFF
AUDITORS PARCEL NUMBERS
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 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 IRON PIN SET;

THENCE SOUTH 81 DEGREES 30 MINUTES 44 SECONDS EAST 197.34 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE SOUTH 47 DEGREES 41 MINUTES 34 SECONDS EAST 165.08 FEET TO AN IRON PIN SET;

THENCE SOUTH 25 DEGREES 10 MINUTES 24 SECONDS WEST 198.34 FEET TO AN IRON PIN SET ON THE NORTH LINE OF CASSINGHAM COURT;

THENCE WITH THE NORTH LINE OF CASSINGHAM COURT THE FOLLOWING TWO COURSES AND DISTANCES;

- 1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING NORTH 58 DEGREES 45 MINUTES 01 SECONDS WEST 42.34 FEET) AND AN ARC LENGTH OF 42.42 FEET TO AN IRON PIN SET;
- 2) NORTH 64 DEGREES 49 MINUTES 36 SECONDS WEST 105.91 FEET TO AN IRON PIN SET;

THENCE LEAVING THE NORTH LINE OF CASSINGHAM COURT, NORTH 22 DEGREES 52 MINUTES 19 SECONDS EAST 242.69 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.764 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

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.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 30TH DAY OF JANUARY 2004.

OFFICE COPY
NOT RECORDABLE
MICHAEL J. SCHOLS
REGISTERED SURVEYOR
NOV 19 2002

DESCRIPTION APPROVED
FOR ADDITION TO TRACTS
BY *[Signature]*
2-3-2004

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.

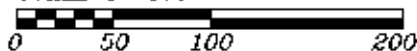
THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF COBBLEPOND SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 15 OF THE MUSKINGUM COUNTY PLAT RECORDS.

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

RESEARCH:

PREVIOUS SURVEY OF 88.563 ± ACRES (VOL. 767, PG. 134)
 PREVIOUS SURVEY FOR H. LIGHIZER (VOL. 975, PG. 207)
 PREVIOUS SURVEY OF 160.635 ± ACRES BY TCW (COMPLETED 12/2/06)
 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)

SCALE 1"=100'



LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)

LOT 22 OF COBBLEPOND SUBDIVISION PLAT BOOK 17, PAGE 15

LOT 23 OF COBBLEPOND SUBDIVISION PLAT BOOK 17, PAGE 15

LOT 24 OF COBBLEPOND SUBDIVISION PLAT BOOK 17, PAGE 15

SOUTHEAST CORNER OF LOT 24

CAROL GOFF
VOL. 1129, PG. 884

CURVE DATA				
No.	BEARING	DISTANCE	ARC	RADIUS
1	N.58°45'01"W.	42.34	42.42	200.00

PREVIOUSLY CONVEYED RIGHT OF WAY

S.01°07'28"E.
66.19'

S.81°30'44"E. 197.34'

P.O.B.

CAROL GOFF
VOL. 1129, PG. 884

CAROL GOFF
VOL. 1129, PG. 884
0.764 ± ACRES

KATHY R. BRANTLEY
VOL. 1686, PG. 10

N.64°49'36"W.
105.91'
GASSINGHAM COURT (50')

DESCRIPTION PROVIDED FOR PUBLIC RECORDS

[Signature]
1-1-2004

CAROL GOFF
VOL. 1129, PG. 884

BIEDENBACH ENGINEERING, INC.
ZANESVILLE, OHIO
(740) 453-4850

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME. THIS 29th DAY OF JANUARY, 2004.

OFFICE COPY
NOT RECORDABLE

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6925

DRAWN BY: AJS	DATE: 01-29-04
SCALE: 1"=100'	CHECKED BY: MDN
JOB NO: 5026	DRAWING NO: D:\4266\4266RDPLAT