

51-80-03.03-014
6400 CANTERBURY WAY

Biedenbach Engineering, Inc.

Surveying and Mapping

3010 East Pike
Zanesville, OH 43701

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

CAROL GOFF AUDITORS PARCEL NUMBER 51-51-80-03-03-000 (PART) TRACT NUMBER 40-COBBLEPOND

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 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 884 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;

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 467.13 FEET TO AN IRON PIN SET ON THE EAST LINE OF CANTERBURY WAY;
- 2) WITH THE SAID EAST LINE, SOUTH 26 DEGREES 49 MINUTES 55 SECONDS WEST 38.93 FEET TO A POINT;
- 3) NORTH 63 DEGREES 10 MINUTES 05 SECONDS WEST 50.00 FEET TO AN IRON PIN SET ON THE WEST LINE OF SAID CANTERBURY WAY;
- 4) WITH THE SAID WEST LINE, NORTH 26 DEGREES 49 MINUTES 55 SECONDS EAST 150.00 FEET TO THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED.

THENCE LEAVING THE SAID WEST LINE, NORTH 62 DEGREES 25 MINUTES 16 SECONDS WEST 266.50 FEET TO AN IRON PIN SET;

THENCE NORTH 26 DEGREES 49 MINUTES 55 SECONDS EAST 114.31 FEET TO AN IRON PIN SET;

THENCE SOUTH 80 DEGREES 30 MINUTES 45 SECONDS EAST 64.40 FEET TO AN IRON PIN SET;

THENCE SOUTH 68 DEGREES 34 MINUTES 17 SECONDS EAST 205.92 FEET TO AN IRON PIN SET ON THE WEST LINE OF THE ABOVE SAID CANTERBURY WAY;

THENCE WITH THE SAID WEST LINE, SOUTH 26 DEGREES 49 MINUTES 55 SECONDS WEST 156.37 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.859 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 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 9TH DAY OF FEBRUARY 2005.

MICHAEL D. BIEDENBACH
REGISTERED SURVEYOR

**OFFICE COPY
NOT RECORDABLE**

APPROVED FOR CLOSURE

[Signature] 2-14-2005

EXEMPT FROM
PLANNING COMMISSION

[Signature] 2-14-2005

SURVEY FOR CAROL GOFF

AUDITORS PARCEL NUMBER

51-51-80-03-03-000 (PART)

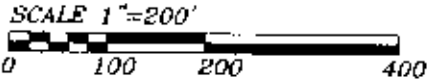
BEING A PART OF THE EAST HALF OF QUARTER TOWNSHIP
3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES
MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO

BEARINGS ARE BASED ON THE EAST LINE OF THE
PREVIOUS SURVEY OF 12.768 MORE OR LESS ACRE TRACT AS
SURVEYED BY W. J. BIEDENBACH REGISTERED SURVEYOR No. 5718
AND DATED JULY 11, 1986. (VOL. 962, PG. 271)

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 12/2/96)
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)

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



NORTHEAST CORNER
OF LOT 17

**EXEMPT FROM
PLANNING COMMISSION**

APPROVED FOR CLOSURE

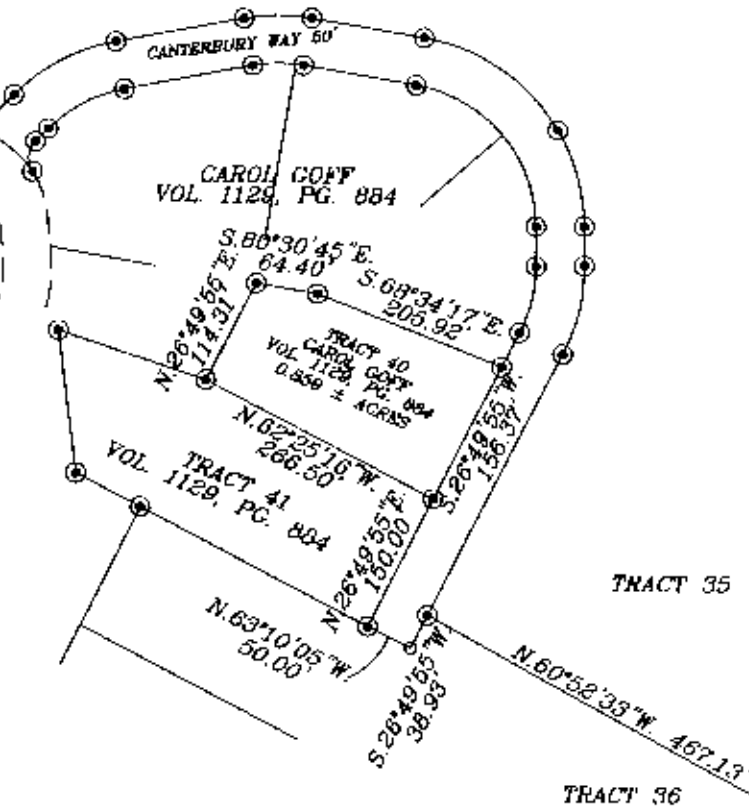
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COBBLESTONE DRIVE 50'
LOT 19
PLAT BOOK 17,
PAGE 15
LOT 18
PLAT BOOK 17,
PAGE 15

LEGEND

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



NOTE: TRACT 40 TO BE COMBINED WITH
TRACT 41, TO CREATE 1 BUILDING LOT.
NO "ON-LOT" SEWAGE.

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 09 DAY OF FEBRUARY 2005

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

BIEDENBACH ENGINEERING SURVEYING & MAPPING ZANESVILLE, OHIO (740) 453-4850	
DRAWN BY: MDN	DATE: 02-09-05
SCALE: 1"=200'	CHECKED BY: MDN
JOB NO: 4266	DRAWING NO: D:\4266\GOFF_41