

51-80-03-03-20  
6245 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 EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 81 DEGREES 30 MINUTES 44 SECONDS EAST 197.34 FEET TO AN EXISTING IRON PIN SET (5/8 INCH REBAR);

THENCE SOUTH 47 DEGREES 41 MINUTES 34 SECONDS EAST 165.08 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING SOUTH 47 DEGREES 41 MINUTES 34 SECONDS EAST 152.44 FEET TO AN IRON PIN SET ON THE WEST LINE OF CANTERBURY WAY;

THENCE WITH THE WEST LINE OF CANTERBURY WAY THE FOLLOWING THREE COURSES AND DISTANCES;

- 1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1280.00 FEET (CHORD BEARING SOUTH 03 DEGREES 49 MINUTES 37 SECONDS WEST 49.30 FEET) AND AN ARC LENGTH OF 49.30 FEET TO AN IRON PIN SET;
- 2) SOUTH 02 DEGREES 43 MINUTES 25 SECONDS WEST 73.42 FEET TO AN IRON PIN SET;
- 3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 47 DEGREES 43 MINUTES 25 SECONDS WEST 35.36 FEET) AND AN ARC LENGTH OF 39.27 FEET TO AN IRON PIN SET ON THE NORTH LINE OF CASSINGHAM COURT;

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

- 1) NORTH 87 DEGREES 16 MINUTES 35 SECONDS WEST 33.52 FEET TO AN IRON PIN SET;
- 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET (CHORD BEARING NORTH 69 DEGREES 20 MINUTES 48 SECONDS WEST 92.36 FEET) AND AN ARC LENGTH OF 93.88 FEET TO AN IRON PIN SET;
- 3) NORTH 51 DEGREES 25 MINUTES 00 SECONDS WEST 52.19 FEET TO AN IRON PIN SET;
- 4) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING NORTH 52 DEGREES 02 MINUTES 43 SECONDS WEST 4.39 FEET) AND AN ARC LENGTH OF 4.39 FEET TO AN IRON PIN SET;

THENCE LEAVING THE NORTH LINE OF CASSINGHAM COURT, NORTH 25 DEGREES 10 MINUTES 24 SECONDS EAST 198.34 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.724 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 13<sup>TH</sup> DAY OF OCTOBER 2004.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR

**OFFICE COPY  
NOT RECORDABLE**

DESCRIPTION APPROVED  
BY M.D.N.  
10/19/2004

# SURVEY FOR CAROL GOFF

AUDITORS PARCEL NUMBER

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

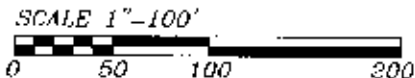
BEING A PART OF THE EAST HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF COBBLERPOND 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.

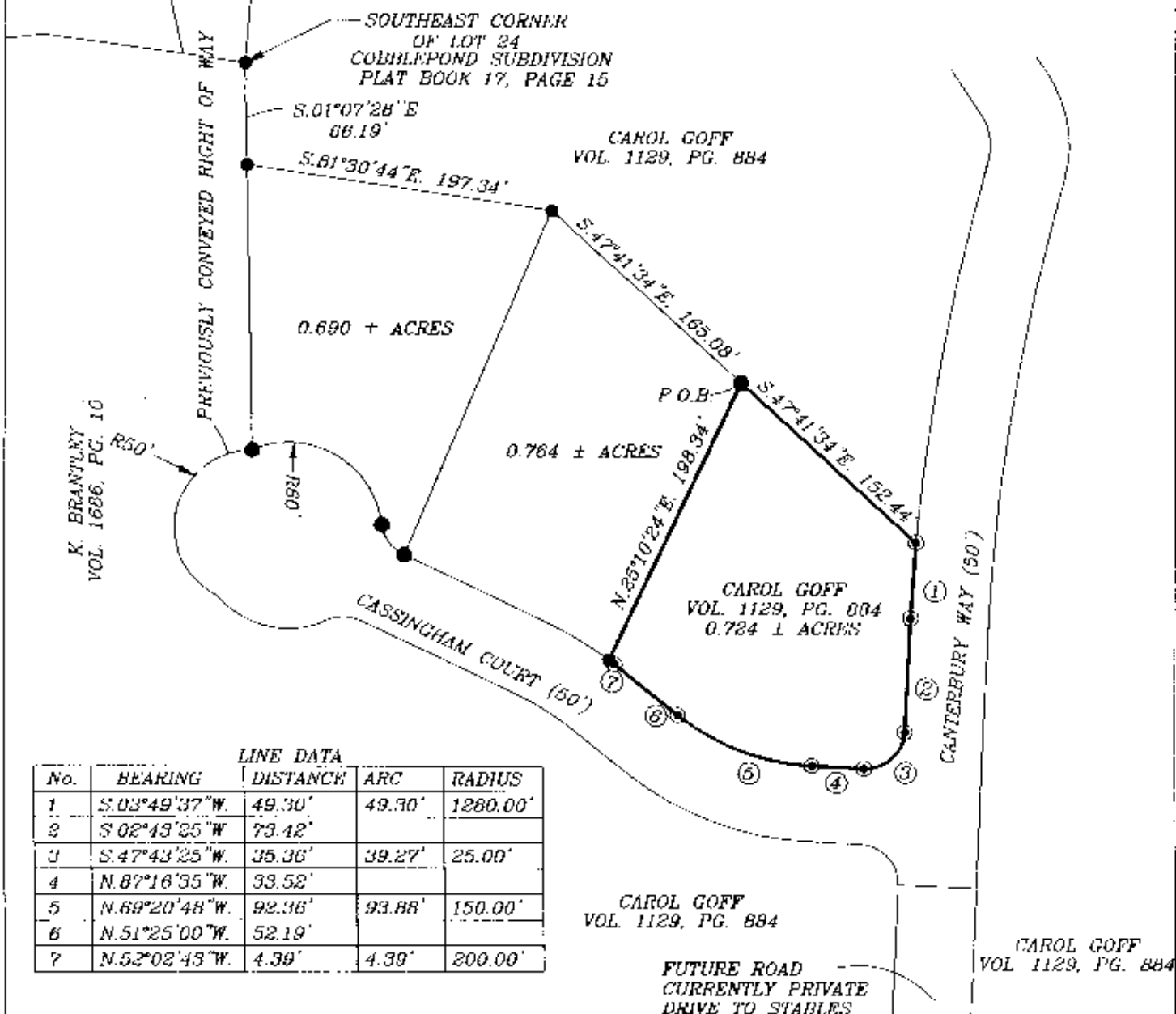
**RESEARCH:**

- PREVIOUS SURVEY OF 88.583 ± ACRES (VOL. 767, PG. 134)
- PREVIOUS SURVEY FOR H. LIGHTHIZER (VOL. 975, PG. 207)
- PREVIOUS SURVEY OF 160.636 ± 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)



**LINE DATA**

No.	BEARING	DISTANCE	ARC	RADIUS
1	S.03°49'37"W	49.30'	49.30'	1280.00'
2	S.02°43'25"W	73.42'		
3	S.47°43'25"W	35.36'	39.27'	25.00'
4	N.87°16'35"W	33.52'		
5	N.69°20'48"W	92.36'	93.88'	150.00'
6	N.51°25'00"W	52.19'		
7	N.52°02'45"W	4.39'	4.39'	200.00'

EXEMPTION APPROVED FOR THIS TRANSFER BY *[Signature]*

10-19-2004

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME. THIS 13th DAY OF OCTOBER 2004.

OFFICE COPY  
NOT RECORDABLE

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6913

**BIEDENBACH ENGINEERING, INC.**  
ZANESVILLE, OHIO  
(740) 453-1850

DRAWN BY:  
MDN  
SCALE:  
1"=100'  
JOB NO:  
5026

DATE:  
10-13-04  
CHECKED BY:  
MDN  
DRAWING NO:  
D\5026\5026