

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

BEING A PART OF A TRACT CONVEYED TO CAROL GOFF IN DEED BOOK VOLUME 1129, PAGE 884 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN 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:

BEGINNING AT AN EXISTING IRON PIN (5/8" REBAR WITH CAP) AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 18;

THENCE TRAVERSING THROUGH THE ABOVE SAID GOFF TRACT THE FOLLOWING SEVEN COURSES AND DISTANCES:

1. NORTH 89 DEGREES 27 MINUTES 01 SECONDS WEST 565.79 FEET TO AN IRON PIN SET;
2. NORTH 02 DEGREES 43 MINUTES 25 SECONDS EAST 181.85 FEET TO AN IRON PIN SET;
3. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 57 DEGREES 58 MINUTES 26 SECONDS EAST 41.08 FEET) AN ARC LENGTH OF 48.22 FEET TO AN IRON PIN SET;
4. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET (CHORD BEARING SOUTH 81 DEGREES 54 MINUTES 37 SECONDS EAST 65.27 FEET) AN ARC LENGTH OF 66.04 FEET TO AN IRON PIN SET;
5. NORTH 83 DEGREES 05 MINUTES 28 SECONDS EAST 96.00 FEET TO AN IRON PIN SET;
6. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING NORTH 80 DEGREES 34 MINUTES 13 SECONDS EAST 19.78 FEET) AN ARC LENGTH OF 19.79 FEET TO AN IRON PIN SET;
7. SOUTH 63 DEGREES 13 MINUTES 55 SECONDS EAST 383.39 FEET TO AN IRON PIN SET ON THE WEST LINE OF A TRACT CONVEYED TO D. AND P. BOHN IN DEED VOLUME 865, PAGE 53, PASSING AN IRON PIN SET AT 75.00 FEET;

THENCE WITH THE SAID WEST LINE, SOUTH 00 DEGREES 45 MINUTES 16 SECONDS EAST 41.80 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.000 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF CANTERBURY WAY AND ALL OTHER APPLICABLE EASEMENTS.

THE UNDERSIGNED GRANTEE(S) HEREBY ACKNOWLEDGE(S) THAT (HE, SHE, THEY) UNDERSTAND(S) THAT THE PREMISES DESCRIBED HEREIN IS LOCATED UPON A NON-DEDICATED PRIVATE STREET. FURTHER, THE GRANTEE(S) UNDERSTAND(S) THAT NO GOVERNMENTAL BODY IS RESPONSIBLE FOR CARE AND MAINTENANCE OF SAID PRIVATE STREET.

ALSO THE FOLLOWING 50 FEET INGRESS/EGRESS EASEMENT

BEING A PART OF A TRACT CONVEYED TO CAROL GOFF IN DEED BOOK VOLUME 1129, PAGE 884 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN 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 AN EXISTING IRON PIN (5/8" REBAR WITH CAP) AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 18;

THENCE TRAVERSING INTO THE ABOVE SAID GOFF TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 89 DEGREES 27 MINUTES 01 SECONDS WEST 565.79 FEET TO AN IRON PIN SET;
2. NORTH 02 DEGREES 43 MINUTES 25 SECONDS EAST 181.85 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING THROUGH THE ABOVE SAID GOFF TRACT AND THEN WITH THE EAST LINE OF CANTERBURY WAY AS RECORDED IN PLAT BOOK 19, PAGE 112-113 OF THE MUSKINGUM COUNTY PLAT RECORDS, NORTH 02 DEGREES 43 MINUTES 25 SECONDS EAST 110.98 FEET TO A POINT;

THENCE LEAVING THE SAID EAST LINE AND TRAVERSING INTO THE ABOVE SAID GOFF TRACT THE FOLLOWING NINE COURSES AND DISTANCES:

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 33 DEGREES 15 MINUTES 14 SECONDS EAST 29.37 FEET) AN ARC LENGTH OF 31.40 FEET TO A POINT;

2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET (CHORD BEARING SOUTH 61 DEGREES 20 MINUTES 21 SECONDS EAST 20.60 FEET) AN ARC LENGTH OF 20.66 FEET TO A POINT;
3. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET (CHORD BEARING SOUTH 75 DEGREES 15 MINUTES 56 SECONDS EAST 55.75 FEET) AN ARC LENGTH OF 57.12 FEET TO A POINT;
4. NORTH 83 DEGREES 05 MINUTES 28 SECONDS EAST 96.06 FEET TO A POINT;
5. SOUTH 28 DEGREES 49 MINUTES 30 SECONDS EAST 52.96 FEET TO AN IRON PIN SET;
6. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING SOUTH 80 DEGREES 34 MINUTES 13 SECONDS WEST 19.78 FEET) AN ARC LENGTH OF 19.79 FEET TO AN IRON PIN SET;
7. SOUTH 83 DEGREES 05 MINUTES 28 SECONDS WEST 96.00 FEET TO AN IRON PIN SET;
8. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET (CHORD BEARING NORTH 81 DEGREES 54 MINUTES 37 SECONDS WEST 65.27 FEET) AN ARC LENGTH OF 66.04 FEET TO AN IRON PIN SET;
9. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 57 DEGREES 58 MINUTES 26 SECONDS WEST 41.08 FEET) AN ARC LENGTH OF 48.22 FEET TO THE PLACE OF BEGINNING.

THE UNDERSIGNED GRANTEE(S) OF THE ABOVE DESCRIBED INGRESS/EGRESS EASEMENT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE SAID EASEMENT. MAINTENANCE OF THE SAID EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER.

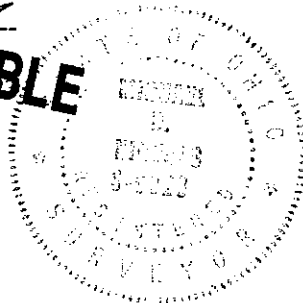
ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS6923).

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 3RD DAY OF NOVEMBER, 2010, FROM A FIELD SURVEY COMPLETED THE 3RD DAY OF NOVEMBER, 2010.

MICHAEL D. NICOLETT
REGISTERED SURVEYOR 6923

**OFFICE COPY
NOT RECORDABLE**



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

[Signature]

12/10/10
Date Fee Paid

DESCRIPTION
APPROVED
By *[Signature]* 11/15/2010

SURVEY FOR CAROL GOFF

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

BEING A PART OF A TRACT CONVEYED TO CAROL GOFF IN DEED BOOK VOLUME 1129,
PAGE 884 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN 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.



FRACTIONAL SECTION 18
QUARTER TOWNSHIP 3

D. & P. BOHN
VOL. 865, PG. 53

S00°45'16"E
41.80'

D. & P. BOHN
VOL. 865, PG. 53

5/8" REBAR
W/CAP

SOUTHWEST CORNER OF THE
NORTHEAST QUARTER OF
FRACTIONAL SECTION 18

- | | |
|---|-----------------------|
| ① | CH-N57°58'26"E 41.08' |
| | R-25.00' |
| | ARC-48.22' |
| ② | CH-S81°54'37"E 65.27' |
| | R-125.00' |
| | ARC-66.04' |
| ③ | CH-N80°34'13"E 19.78' |
| | R-225.00' |
| | ARC-19.79' |
| ④ | CH-S33°15'14"E 29.37' |
| | R-25.00' |
| | ARC-31.40' |
| ⑤ | CH-S61°20'21"E 20.60' |
| | R-75.00' |
| | ARC-20.66' |
| ⑥ | CH-S75°15'56"E 55.75' |
| | R-75.00' |
| | ARC-57.12' |

CAROL GOFF
VOL. 1129, PG. 884

CAROL GOFF
VOL. 1129, PG. 884

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

[Signature] 12/10/10
Date

CAROL GOFF
VOL. 1129, PG. 884
2.000 ACRES

THE UNDERSIGNED GRANTEE(S) HEREBY
ACKNOWLEDGE(S) THAT (HE, SHE, THEY)
UNDERSTAND(S) THAT THE PREMISES
DESCRIBED HEREIN IS LOCATED UPON A
NON-DEDICATED PRIVATE STREET.
FURTHER, THE GRANTEE(S) UNDERSTAND(S)
THAT NO GOVERNMENTAL BODY IS
RESPONSIBLE FOR THE CARE AND
MAINTENANCE OF SAID PRIVATE STREET.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
Date: 12/10/10

50' WIDE
INCREMENTAL
EASEMENT

CANTERBURY WAY (50')
PB 19, PG. 112-113

N02°43'25"E
110.98'

N02°43'25"E 181.85'

CAROL GOFF
VOL. 1129, PG. 884
PRIVATE ROAD TO STABLES (PAVED)

G. POLEN & M. JARRELL
D.R. VOL. 2275, PG. 303

J & J MUSKINGUM REAL
ESTATE LLC
O.R. VOL. 2134, PG. 782

CAROL GOFF
VOL. 1129, PG. 884

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.724± AC. TRACT
COMPLETED JAN. 21, 2008 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 0.869± AC. TRACT
COMPLETED OCT. 13, 2004 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 4.268± AC. TRACT
COMPLETED APRIL 4, 1996 BY T.J. FINLEY PS7222

LEGEND

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

DESCRIPTION

APPROVED
By: *[Signature]*

SCALE 1"=100'
0 50 100 200

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY
TO BE CORRECT AS PREPARED BY ME, THIS 3rd DAY
OF NOVEMBER, 2010, FROM A FIELD SURVEY
COMPLETED THE 31st DAY OF NOVEMBER, 2010.

NOT RECORDED
[Signature]
MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS,
RIGHT OF WAYS, OR RESTRICTIONS, WHETHER
RECORDED OR IMPLIED. THIS PLAT IS INTENDED
FOR THE LEGAL TRANSFER OF THE PROPERTY
SHOWN AND DOES NOT INTEND TO SHOW ANY
OR ALL OF THE EASEMENTS, RIGHT OF WAYS,
RESTRICTIONS OR ENCROACHMENTS UNLESS
OTHERWISE INDICATED.

BIEDENBACH SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 11-3-10

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5467

DRAWING NO:
Z:\4114\5467.dwg