

76-80-06-10

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

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

D. AND S. GOFF

AUDITORS PARCEL NUMBER 71-70-80-06-10-000 (PART)

AUDITORS PARCEL NUMBER 71-70-80-06-21-000 (ALL)

AUDITORS PARCEL NUMBER 71-70-80-06-22-000 (ALL)

BEING A PART OF THE 6.74 ACRE TRACT CONVEYED TO DONALD G. AND SHARON GOFF BY DEED RECORDED IN VOLUME 1017, PAGE 453 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 3 OF JOHN C. HOWARDS SUBDIVISION IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3;

THENCE WITH THE NORTH LINE OF THE SAID LOT 3 (SOUTH LINE OF PLEZZA SUBDIVISION, PLAT BOOK 9, PAGE 52) SOUTH 84 DEGREES 33 MINUTES 15 SECONDS EAST 250.00 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO V. BARNETT (VOLUME 1104, PAGE 641)

THENCE CONTINUING WITH THE SAID NORTH LINE, SOUTH 84 DEGREES 33 MINUTES 15 SECONDS EAST 308.97 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 NORTH LINE, SOUTH 84 DEGREES 33 MINUTES 15 SECONDS EAST 355.16 FEET TO A POINT IN STATE ROUTE 93 (PLEASANT GROVE ROAD), PASSING AN EXISTING IRON PIN (AXLE) AT 40.32 FEET AND A P/K NAIL SET AT 315.16 FEET;

THENCE SOUTH 01 DEGREES 41 MINUTES 14 SECONDS EAST 20.15 FEET TO A POINT IN THE SAID ROAD;

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO G. AND A. FITZER (VOLUME 1032, PAGE 579), NORTH 84 DEGREES 33 MINUTES 15 SECONDS WEST 230.66 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN IRON PIN SET AT 40.00 FEET;

THENCE WITH THE WEST LINE OF THE SAID FITZER TRACT AND THE WEST LINE OF A TRACT CONVEYED TO R. AND M. BRACE (VOLUME 1064, PAGE 107) THE NEXT TWO COURSES AND DISTANCES:

- 10" on plat
- 1) SOUTH 07 DEGREES 13 MINUTES 55 SECONDS WEST 289.91 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
  - 2) SOUTH 07 DEGREES <sup>10</sup>~~59~~ MINUTES 00 SECONDS WEST 161.54 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO M. MICHEL AND P. SHILLING (VOLUME 1112, PAGE 254), NORTH 74 DEGREES 07 MINUTES 13 SECONDS WEST 126.78 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE WITH THE NORTH LINE OF THE PLEASANT GROVE SCHOOL BOARD OF EDUCATION, NORTH 74 DEGREES 43 MINUTES 36 SECONDS WEST 110.90 FEET TO A POINT;

THENCE TRAVERSING THROUGH THE ABOVE SAID GOFF TRACT THE NEXT TWO COURSES AND DISTANCES:

- 1) NORTH 26 DEGREES 48 MINUTES 30 SECONDS EAST 253.13 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 79.04 FEET;
- 2) NORTH 13 DEGREES 50 MINUTES 50 SECONDS EAST 195.70 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.876 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF STATE ROUTE 93 AND ALL OTHER 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 NORTH LINE OF THE PREVIOUS SURVEY OF 6.74 MORE OR LESS ACRE TRACT (VOLUME 1017, PAGE 453)

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## ALSO SUBJECT TO THE FOLLOWING TWENTY FOOT WIDE INGRESS AND EGRESS EASEMENT

BEING A PART OF THE 6.74 ACRE TRACT CONVEYED TO DONALD G. AND SHARON GOFF BY DEED RECORDED IN VOLUME 1017, PAGE 453 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 3 OF JOHN C. HOWARDS SUBDIVISION IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3;

THENCE WITH THE NORTH LINE OF THE SAID LOT 3 (SOUTH LINE OF PLEZZA SUBDIVISION, PLAT BOOK 9, PAGE 52) SOUTH 84 DEGREES 33 MINUTES 15 SECONDS EAST 250.00 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO V. BARNETT (VOLUME 1104, PAGE 641)

THENCE CONTINUING WITH THE SAID NORTH LINE, SOUTH 84 DEGREES 33 MINUTES 15 SECONDS EAST 308.97 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE CONTINUING WITH THE SAID NORTH LINE, SOUTH 84 DEGREES 33 MINUTES 15 SECONDS EAST 355.16 FEET TO A POINT IN STATE ROUTE 93 (PLEASANT GROVE ROAD), PASSING AN EXISTING IRON PIN (AXLE) AT 40.32 FEET AND A P/K NAIL SET AT 315.16 FEET;

THENCE SOUTH 01 DEGREES 41 MINUTES 14 SECONDS EAST 20.15 FEET TO A POINT IN THE SAID ROAD;

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO O. AND A. FITZER (VOLUME 1032, PAGE 579), NORTH 84 DEGREES 33 MINUTES 15 SECONDS WEST 360.62 FEET TO A POINT, PASSING AN IRON PIN SET AT 40.00 FEET AND EXISTING IRON PINS (5/8 INCH REBAR) AT 230.66 FEET AND 317.30 FEET;

THENCE NORTH 13 DEGREES 50 MINUTES 50 SECONDS EAST 20.21 FEET TO THE PLACE OF BEGINNING.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6th DAY OF MAY 1999.

**OFFICE COPY  
NOT RECORDABLE**  
W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY WJB

5/8-99

# SURVEY FOR SHARON GOFF

AUDITORS PARCEL NUMBER

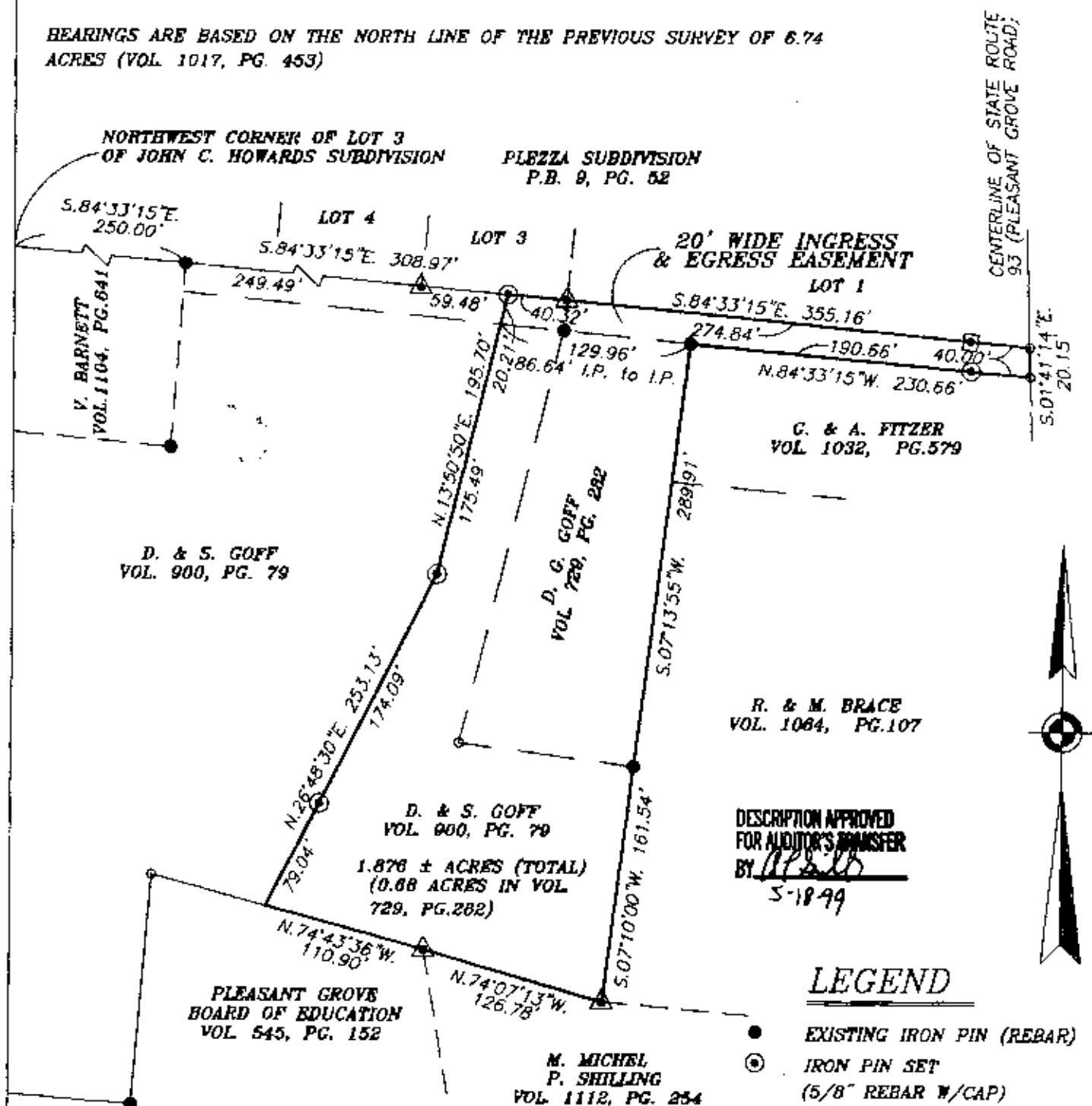
71-70-80-06-10-000 (PART)

71-70-80-06-21-000 (ALL)

71-70-80-06-22-000 (ALL)

BEING A PART OF THE 6.74 ACRE TRACT CONVEYED TO DONALD G. AND SHARON GOFF (VOL. 1017, PG. 453) AND ALL OF THE 0.68 ACRE TRACT CONVEYED TO D. G. GOFF (VOL. 729, PG. 282), SITUATED IN LOT 3 OF JOHN C. HOWARDS SUBDIVISION IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE NORTH LINE OF THE PREVIOUS SURVEY OF 6.74 ACRES (VOL. 1017, PG. 453)



## RESEARCH:

PREVIOUS SURVEY OF 8.74 ± ACRES COMPLETED BY L.P. DINAN (PS 5451) DATED 01-26-89

PREVIOUS SURVEY OF 0.68 ± ACRES COMPLETED BY I.P. DINAN (PS 5451) DATED 03-12-78

PREVIOUS SURVEY OF 0.717 ± ACRES COMPLETED BY C.R. HARKNESS (PS 6885) DATED 05-08-85

PLAT OF PLEZZA SUB. (PB 9, PG. 52)

MUSKINGUM COUNTY TAX MAPS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PLAT AND SURVEY TO BE CORRECTLY PREPARED BY ME THIS 06th DAY OF MAY 1999

**OFFICE COPY NOT RECORDABLE**

W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(740) 453-4850

DRAWN BY:  
MDN

DATE:  
05-06-99

SCALE:  
1"=100'

CHECKED BY:  
WJB