

51-80-03-03-023

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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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 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 SOUTHWEST CORNER OF LOT 22 OF COBBLEPOND SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 15 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO TROY E. AND PAULA E. McCOLLISTER IN DEED VOLUME 1137, PAGE 99, ALSO BEING THE WEST LINE OF A TRACT CONVEYED TO KEITH W. AND KATHY R. BRANTLEY IN O.R. VOLUME 2349, PAGE 488 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SOUTH 01 DEGREES 18 MINUTES 58 SECONDS EAST 299.28 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID EAST LINE AND WITH THE SOUTH LINE OF THE SAID BRANTLEY TRACT THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 66 DEGREES 27 MINUTES 20 SECONDS EAST 267.89 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
2. NORTH 81 DEGREES 54 MINUTES 31 SECONDS EAST 145.34 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
3. NORTH 27 DEGREES 16 MINUTES 47 SECONDS EAST 77.79 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTH LINE OF THE CUL-DE-SAC OF CASSINGHAM COURT (50 FEET) AS RECORDED IN PLAT BOOK 19, PAGES 112-113.

THENCE WITH THE SAID SOUTH LINE OF THE CUL-DE-SAC WITH A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET (CHORD BEARING SOUTH 65 DEGREES 27 MINUTES 52 SECONDS EAST 50.06 FEET, DELTA ANGLE 49 DEGREES 18 MINUTES 32 SECONDS) AN ARC LENGTH OF 51.64 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE SAID GOFF TRACT THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 27 DEGREES 16 MINUTES 47 SECONDS WEST 127.04 FEET TO AN IRON PIN SET;
2. SOUTH 01 DEGREES 25 MINUTES 35 SECONDS WEST 454.52 FEET TO AN IRON PIN SET;
3. SOUTH 35 DEGREES 53 MINUTES 41 SECONDS WEST 47.35 FEET TO AN IRON PIN SET;
4. SOUTH 82 DEGREES 21 MINUTES 55 SECONDS WEST 360.67 FEET TO AN IRON PIN SET ON THE EAST LINE OF A TRACT CONVEYED TO JOHN W. ROUSH IN DEED VOLUME 1011, PAGE 175, SAID IRON PIN BEING NORTH 01 DEGREES 18 MINUTES 58 SECONDS WEST 150.81 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE EAST LINE OF THE SAID ROUSH TRACT AND THE ABOVE SAID EAST LINE OF THE McCOLLISTER TRACT, NORTH 01 DEGREES 18 MINUTES 58 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH ALUMINUM CAP) AT 618.07 FEET, A TOTAL DISTANCE OF 691.95 FEET TO THE **PLACE OF BEGINNING**;

51-80-03-03-023 A

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CONTAINING 5.532 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON PREVIOUS SURVEY OF TWO 1.947 MORE OR LESS ACRES TRACTS COMPLETED DECEMBER 22nd, 1999 BY W.J. BIEDENBACH PS5718.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 10TH DAY OF FEBRUARY, 2014, FROM A FIELD SURVEY COMPLETED THE 4TH DAY OF FEBRUARY, 2014.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



DESCRIPTION
APPROVED
By: 2/9/14

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

2/11/14
Date

Fee Paid

