

70-80-06-10-001  
323 PLEASANT GROVE  
FD

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4650  
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## D. AND S. GOFF AUDITORS PARCEL NUMBER 71-70-80-06-10-000 (PART)

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, FLAT 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), SAID IRON PIN ALSO 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 308.97 FEET TO AN IRON PIN SET;

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

- 1) SOUTH 13 DEGREES 50 MINUTES 50 SECONDS WEST 195.70 FEET TO AN IRON PIN SET;
- 2) SOUTH 26 DEGREES 48 MINUTES 30 SECONDS WEST 253.13 FEET TO A POINT, ON THE NORTH LINE OF A TRACT CONVEYED TO PLEASANT GROVE SCHOOL BOARD OF EDUCATION (VOLUME 545, PAGE 152), PASSING AN IRON PIN SET AT 174.09 FEET;

THENCE WITH THE SAID NORTH LINE, NORTH 74 DEGREES 43 MINUTES 36 SECONDS WEST 79.60 FEET TO A POINT;

THENCE WITH THE WEST LINE OF THE SAID SCHOOL TRACT, SOUTH 04 DEGREES 40 MINUTES 08 SECONDS WEST 157.10 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID SCHOOL TRACT, NORTH 85 DEGREES 29 MINUTES 26 SECONDS WEST 363.84 FEET TO AN IRON PIN SET ON THE WEST LINE OF THE ABOVE SAID LOT 3 (WEST LINE OF QUARTER TOWNSHIP 4);

THENCE WITH THE WEST LINE OF SAID LOT 3, NORTH 05 DEGREES 38 MINUTES 09 SECONDS EAST 454.02 FEET TO A POINT;

THENCE WITH THE SOUTH LINE OF THE ABOVE SAID BARNETT TRACT, SOUTH 84 DEGREES 30 MINUTES 36 SECONDS EAST 253.35 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 3.35 FEET;

THENCE WITH THE EAST LINE OF THE SAID BARNETT TRACT, NORTH 04 DEGREES 06 MINUTES 04 SECONDS EAST 125.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.534 MORE OR LESS ACRES, SUBJECT TO A TWENTY- FOOT WIDE INGRESS AND EGRESS EASEMENT ALONG THE NORTH LINE OF THE ABOVE DESCRIBED TRACT AS CONVEYED TO V. BARNETT (VOLUME 1104, PAGE 641) AND ALL OTHER APPLICABLE EASEMENTS.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY WJ B  
5-18-99

OFFICE COPY  
NOT RECORDABLE

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

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## ALSO A TWENTY FOOT INGRESS AND EGRESS EASEMENT

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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 G. 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.

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).

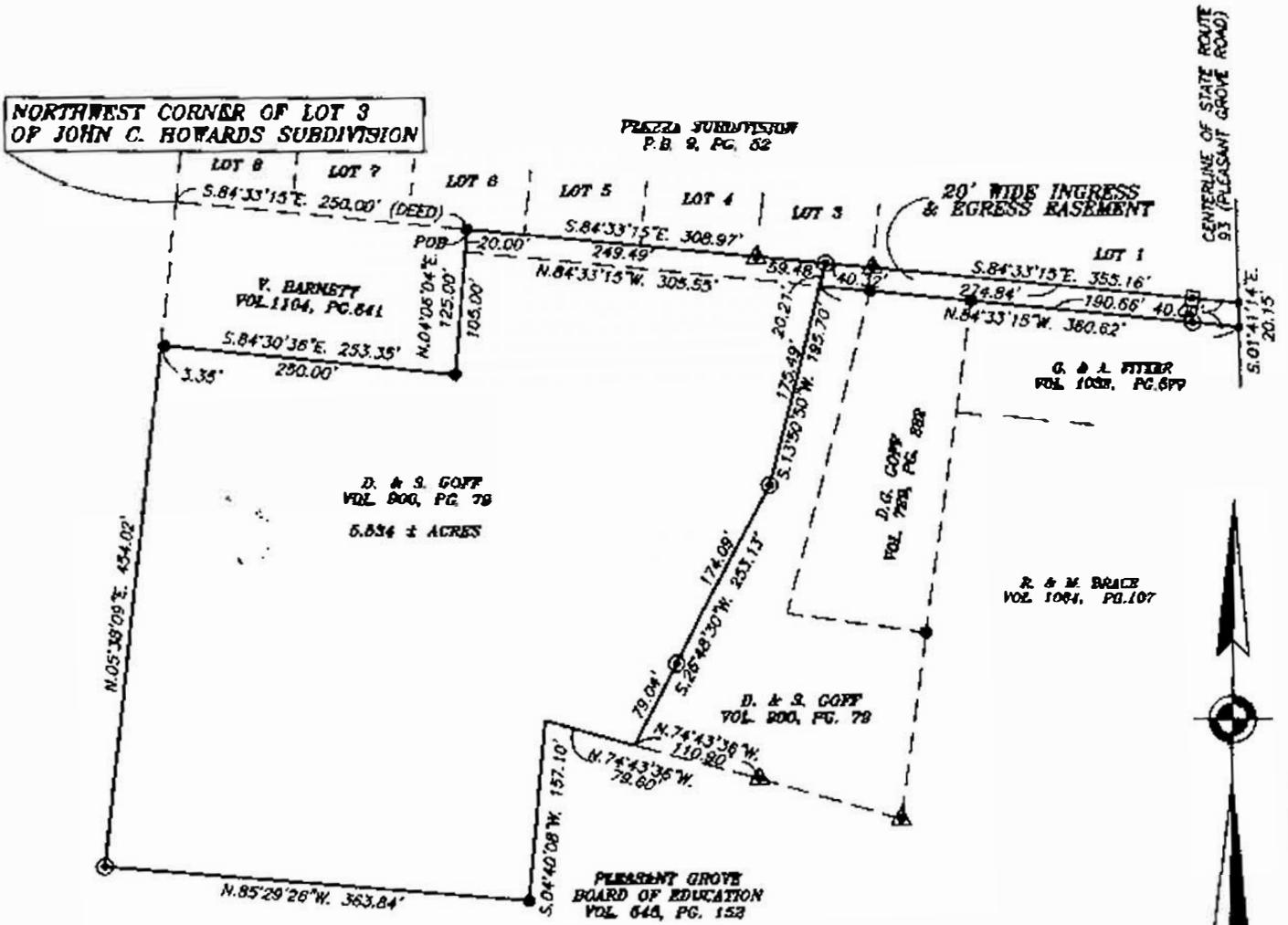
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6th DAY OF MAY 1999.

\_\_\_\_\_  
W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

**SURVEY FOR SHARON GOFF**  
**AUDITORS PARCEL NUMBER**  
**71-70-80-06-10-000 (PART)**

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



**DESCRIPTION ADDED FOR AUDITORS REGISTER**  
 BY WJS  
 5-18-99

**LEGEND**

- EXISTING IRON PIN (REBAR)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- △ EXISTING IRON PIN (AXLE)
- ⊠ PK NAIL SET



**RESEARCH:**  
 PREVIOUS SURVEY OF 6.74 ± ACRES COMPLETED BY L.P. DINAN (PS 5451) DATED 01-28-89  
 PREVIOUS SURVEY OF 0.68 ± ACRES COMPLETED BY L.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

<b>W.J. BIEDENBACH &amp; ASSOC.</b> <b>SURVEYING &amp; MAPPING</b> <b>ZANESVILLE, OHIO</b> <b>(740) 453-4850</b>	
DRAWN BY: MDN	DATE: 05-06-99
SCALE: 1"=150'	CHECKED BY: WJB
JOB NO: 4421	DRAWING NO: D:\4421\4421

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY ARE CORRECT AS PREPARED BY ME, THIS 06th DAY OF MAY 1999.

**OFFICE COPY NOT RECORDABLE**  
 W.J. BIEDENBACH  
 REGISTERED SURVEYOR 45718