

02-90-21-02-000 SNR

DESCRIPTION OF SURVEY FOR COUNTRYTYME

JOB#1447-17

02-80-22-13-000 PS

Situated in the State of Ohio, County of Muskingum, Township of Adams:

Being part of the Southwest Quarter, of Section #21, known as Muskingum County Auditor's Parcel Number 02-90-21-02-000, and part of the Southeast Quarter, of Section #22, known as Muskingum County Auditor's Parcel Number 02-80-22-13-000, Township #3, Range #6, of the US Military District, and being part of the James L & Victoria C Durant property recorded in Official Record Volume 1956, Page 943, of said county's deed records, and more particularly described as follows;

Beginning at a stone (found) marked at the common Southern corner for said Sections #21 & #22, also being on the common line for Adams and Salem Townships of Muskingum County and for Townships #2 and #3 of said US Military District;

- #1- **THENCE North 88 degrees 05 minutes 30 seconds West 124.46 feet** along said Township Line to an iron pin (set) within the right of way for Sarbaugh Road (Township Road #179);
- #2- **THENCE North 01 degrees 54 minutes 30 seconds East 360.00 feet** leaving said road and into said Adams Township, Section #22, and through said Durant property to an iron pin set;
- #3- **THENCE North 56 degrees 33 minutes 25 seconds East 610.86 feet** continuing through said Durant property to an iron pin (set) at the Northern corner of the property herein described, crossing into said Section #21 at 150.35 feet;
- #4- **THENCE North 56 degrees 24 minutes 35 seconds East 343.75 feet** continuing through said Durant property to an iron pin (set);
- #5- **THENCE South 48 degrees 11 minutes 25 seconds East 252.36 feet** continuing through said Durant property to an iron pin (set);
- #6- **THENCE South 83 degrees 51 minutes 55 seconds East 170.80 feet** continuing through said Durant property to an iron pin (set);
- #7- **THENCE South 18 degrees 03 minutes 30 seconds West 125.95 feet** continuing through said Durant property to an iron pin (set);
- #8- **THENCE South 32 degrees 28 minutes 45 seconds East 747.76 feet** continuing through said Durant property to an iron pin (set) on said Township line;
- #9- **THENCE North 88 degrees 06 minutes 45 seconds West 1404.86 feet** along said Township line to the place of beginning, containing 1.15 acres from Section #22 and 19.27 acres from Section #21 for a **total of 20.42 acres.**

GRANTING A NON-EXCLUSIVE EASEMENT

Granting a Non-Exclusive Easement more particularly described as follows; Beginning at an iron pin (set) at the Northern corner of the above described 20.42 acre

parcel;

- E1- **THENCE North 53 degrees 31 minutes 15 seconds West 384.10 feet** through said Durant property to an iron pin (set);
- E2- **THENCE North 21 degrees 47 minutes 20 seconds West 165.49 feet** continuing through said Durant property to an unmarked point in the roadbed of Adamsville Otsego Road (State Route #93), passing an iron pin (set) at 133.00 feet;
- E3- **THENCE North 64 degrees 51 minutes 30 seconds East 50.09 feet** along said road to an unmarked point;
- E4- **THENCE South 21 degrees 47 minutes 20 seconds East 154.21 feet** leaving said road and through said Durant property to an iron pin (set), passing an iron pin (set) at 35.41 feet;
- E5- **THENCE South 53 degrees 31 minutes 15 seconds East 393.98 feet** continuing through said Durant property to an iron pin (set);
- E6- **THENCE South 35 degrees 36 minutes 20 seconds East 238.76 feet** continuing through said Durant property to an iron pin (set) at a corner of the above described 20.42 acre parcel;
- E7- **THENCE North 48 degrees 11 minutes 25 seconds West 252.36 feet** along said 20.42 acre parcel to the place of beginning for this easement.

The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on August 10, 2005, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

APPROVED FOR CLOSURE

A.L. Gouwerant

9-1-2005 M

EXEMPT FROM PLANNING COMMISSION

A.L. Gouwerant
9-1-2005



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Charles R. Harkness
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Charles R. Harkness

APPROVED FOR CLOSURE

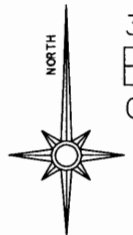
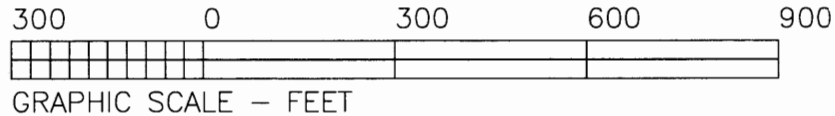
ALB 9-1-2005

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- ☒ STONE (FOUND) MARKED

EXEMPT FROM PLANNING COMMISSION

ALB 9-1-2005



The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations.

SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps and Orthophotos of the area. 3-D TopoQuads by DeLorme (Ohio). All other references are shown or listed.

Note #1- The stone was found marked with a drill hole at the Section corner.

Note #2- The property line along SR #93 established by the Samuel C. Ward PLS #7356 survey (dated April 2001) of the Vernon property.

Note #3- Non-Exclusive Easement Granted

James L & Victoria C Durant
OR Vol. 1956, Page 943.
Par #02-80-22-13-000

N 01°54'30"E
360.00'

31.25' Contact W/RW
N 88°05'30"W 1191.67'
To SW Cor East Half
N 88°05'30"W 124.46'

Rich & Leslie Vernon
OR Vol. 1581, Page 329.

N 64°51'30"E
50.09'

Passing 35.41'
S 21°47'20"E
154.21'

Passing 133.00'
N 21°47'20"W
165.49'

Easement See Note #3
N 53°31'15"E 393.98'
S 53°31'15"W 384.10'

James L & Victoria C Durant
OR Vol. 1956, Page 943.
Par #02-90-21-02-000

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20.42 Acres

James L & Victoria C Durant
OR Vol. 1956, Page 943.
Par #02-90-21-02-000
19.27 Acres

Sec #21

Sec #22

Pin Not Used See Note #1

Sarbaugh Road

(TR #179)

Twp #3

Township #2

Adams Township

Salem Township

SW Qtr | SE Qtr
Sec #21 | Sec #21

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to create, modify, or terminate any easements of record, nor encumbrances, unless otherwise indicated.



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Charles R. Harkness PLS #6885

SURVEY FOR:		HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 8/10/2005	DRAWN: 8/10/2005	JOB: #1447 DRAWING: PLAT #17	
SEC:#21 & #22 TWP:#3 RANGE:#6 TWP:Adams COUNTY:Muskingum STATE:Ohio			