

DESCRIPTION OF SURVEY FOR RONALD S FITZ & TAMARA J FITZ
JOB#3009

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek:

Being part of the Southeast Quarter, Section 28, Township 11, Range 13, of the Congress Lands East of the Scioto River, further being part of the Ronald S Fitz and Tamara J Fitz property recorded in Deed Book Volume 1159, Page 743 of said county's deed records, further being part of Muskingum County Auditor's Parcel Number 08-40-28-10-000, and more particularly described as follows;

- Commencing at a concrete monument (found) at the Center of Section 28:
- TIE- THENCE South 86 degrees 46 minutes 34 seconds East 247.64 feet** along the common line for the Southeast and Northeast Quarters of Section 28 to an iron pin (set) at a common corner for the Ohio Franklin Realty, LLC property recorded in Official Record Volume 2566, Page 450 and the Michael R Wickham and Karen M Wickham property recorded in Official Record Volume 1936, Page 787 and the place of beginning for the property herein intended to be described;
- #1- THENCE South 86 degrees 46 minutes 34 seconds East 576.26 feet** continuing along said Quarter Section line and along the common line for said Fitz and Wickham properties to an unmarked point in the center of Virginia Ridge Road (County Road 66), passing an iron pin (set) at 542.36 feet;
- #2- THENCE South 19 degrees 27 minutes 42 seconds East 89.48 feet, along a curve to the left having a radius of 752.00 feet, and arc length of 89.54 feet,** into the Southeast Quarter of Section 28, along said road, and through said Fitz property to an unmarked point;
- #3- THENCE South 22 degrees 52 minutes 21 seconds East 161.93 feet** continuing along said road and through said property to an unmarked point;
- #4- THENCE South 26 degrees 29 minutes 35 seconds East 87.38 feet** continuing along said road and through said property to an unmarked point on a line of the William C Whitnell property recorded in Official Record Volume 3170, Page 857, further being in the intersection with Wilson Road (County Road 427);
- #5- THENCE South 33 degrees 52 minutes 42 seconds West 48.82 feet** along said Whitnell Fitz properties and Wilson Road to an unmarked point;
- #6- THENCE South 45 degrees 33 minutes 51 seconds West 194.38 feet** continuing along said road and properties to an unmarked corner of said Whitnell property from which an iron pin (found 1/2 inch rebar) bears for reference North 87 degrees 36 minutes 44 seconds East 26.27 feet;
- #7- THENCE South 45 degrees 36 minutes 14 seconds West 185.80 feet** continuing along said road and through said Fitz property to an unmarked point;
- #8- THENCE North 32 degrees 17 minutes 44 seconds West 767.73 feet** leaving said road and continuing through said property to a concrete monument (found) passing an iron pin (set) at 23.72 feet;
- #9- THENCE North 45 degrees 46 minutes 08 seconds East 2.61 feet** continuing through said property to the place of beginning containing 5.712 acres, of which 0.348 acres are within the 40 foot wide right of ways for Virginia Ridge Road (County Road 66) and Wilson Road (County Road 427).

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. See Plat for META Data. Iron pins (set) are 5/8" rebar 30 inches long with identification cap C R Harkness PS 6885).

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on February 12, 2026 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 any apparent easements nor easements of record, unless otherwise indicated.

OFFICE COPY
Charles R. Harkness
NOT RECORDABLE

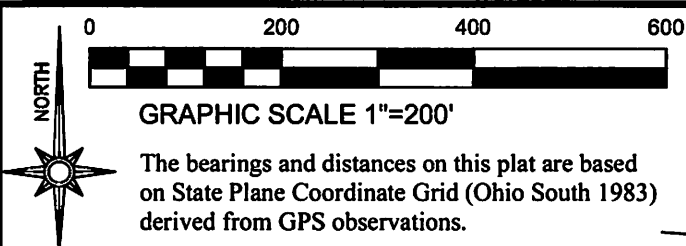
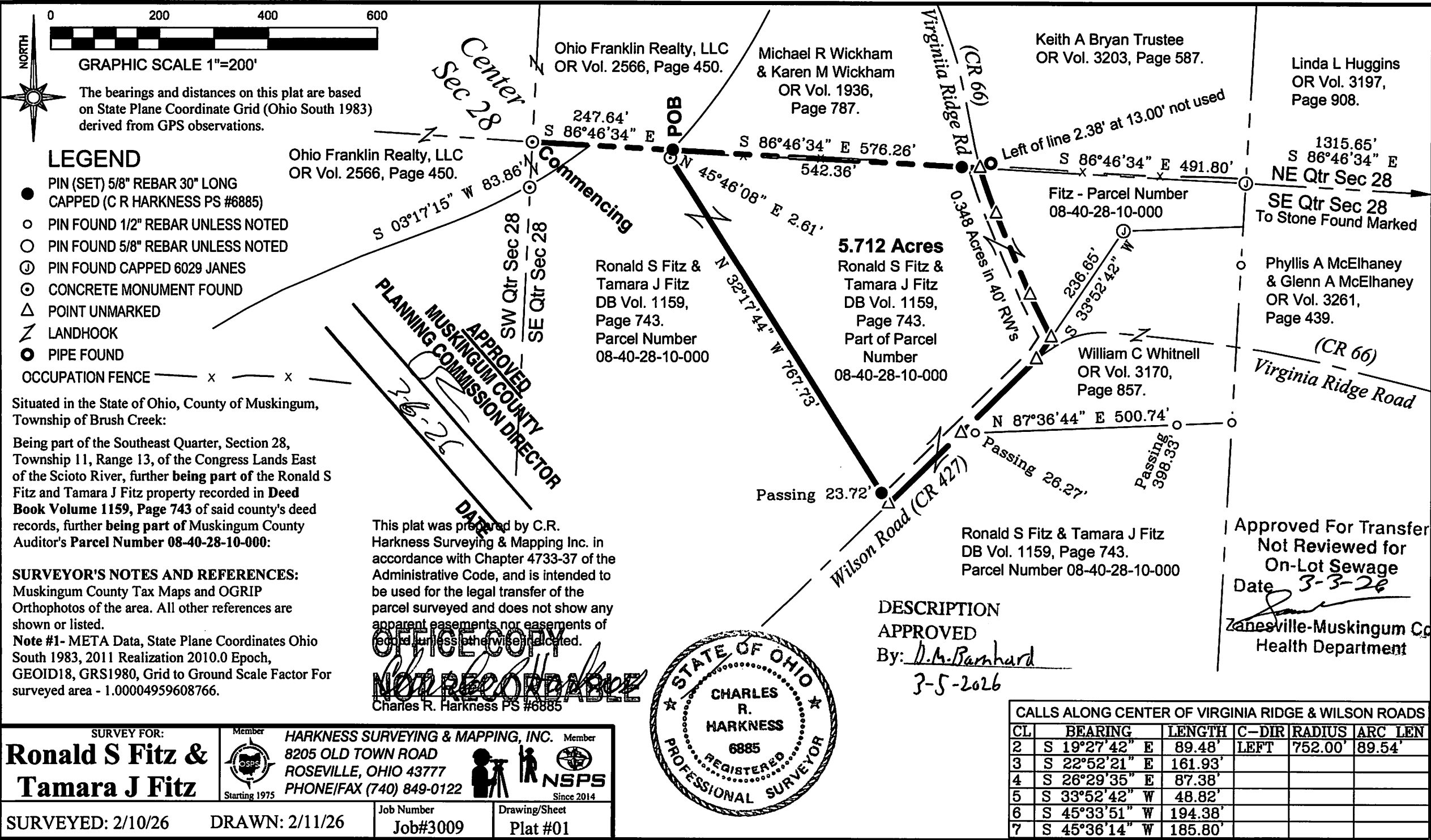


APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION
APPROVED

By: *D.A. Barnhart*
3-5-2026

3-16-06
DATE



- LEGEND**
- PIN (SET) 5/8" REBAR 30" LONG CAPPED (C R HARKNESS PS #6885)
 - PIN FOUND 1/2" REBAR UNLESS NOTED
 - PIN FOUND 5/8" REBAR UNLESS NOTED
 - ① PIN FOUND CAPPED 6029 JANES
 - ⊙ CONCRETE MONUMENT FOUND
 - △ POINT UNMARKED
 - ↗ LANDHOOK
 - PIPE FOUND
 - x — x — OCCUPATION FENCE

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SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and OGRIP Orthophotos of the area. All other references are shown or listed.

Note #1- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID18, GRS1980, Grid to Ground Scale Factor For surveyed area - 1.00004959608766.

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 parcel surveyed and does not show any apparent easements nor easements of record unless otherwise indicated.

OFFICE COPY

NOT RECORDED

Charles R. Harkness PS #6885



DESCRIPTION

APPROVED

By: D.M. Barnhard

3-5-2026

Approved For Transfer

Not Reviewed for

On-Lot Sewage

Date 3-3-26

[Signature]

Zanesville-Muskingum Co. Health Department

SURVEY FOR:

Ronald S Fitz & Tamara J Fitz

Member

HARKNESS SURVEYING & MAPPING, INC. Member

8205 OLD TOWN ROAD

ROSEVILLE, OHIO 43777

PHONE/FAX (740) 849-0122

Starting 1975

Since 2014

NSPS

Job Number

Job#3009

Drawing/Sheet

Plat #01

SURVEYED: 2/10/26

DRAWN: 2/11/26

CALLS ALONG CENTER OF VIRGINIA RIDGE & WILSON ROADS					
CL	BEARING	LENGTH	C-DIR	RADIUS	ARC LEN
2	S 19°27'42" E	89.48'	LEFT	752.00'	89.54'
3	S 22°52'21" E	161.93'			
4	S 26°29'35" E	87.38'			
5	S 33°52'42" W	48.82'			
6	S 45°33'51" W	194.38'			
7	S 45°36'14" W	185.80'			