

13-10-01-19-000

DESCRIPTION OF SURVEY FOR JAMES W RANSBOTTOM

JOB#2305

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

Being part of the Northeast and Northwest Quarters, Section 3, Township 14, Range 14, of the Congress Lands East of the Scioto River, further being all of the James W Ransbottom property recorded in **Deed Book Volume 1103, Page 495 and Official Record Volume 1865, Page 383** of said county's deed records, further being all of Muskingum County Auditor's **Parcel Numbers 13-40-03-03-000, 13-40-03-04-000, 13-40-03-06-000, & 13-10-01-19-000**, and more particularly described as follows;

Beginning at an iron pin (found) at the common Northern corner of the Northeast and Northwest Quarters of Section 3, further being on the common line of Clay and Newton Townships of Muskingum County, and common line for Townships 14 and 15 of said Congress Lands;

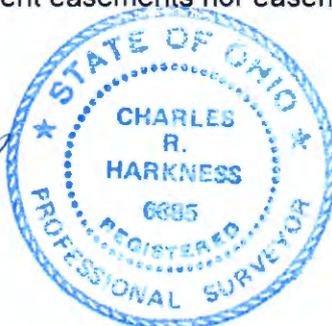
- #1- **THENCE South 86 degrees 32 minutes 18 seconds East 808.13 feet** along said Township and Section line to a concrete monument (found);
- #2- **THENCE South 86 degrees 58 minutes 13 seconds East 529.81** continuing along said Township line to an iron pin (found) at a common corner for said Ransbottom property and for the James W Davis property recorded in Deed Book Volume 1098, Page 235;
- #3- **THENCE South 02 degrees 50 minutes 08 seconds West 486.22 feet** into said Northeast Quarter of Section 3, into Clay Township and along said Ransbottom and Davis properties to an iron pin (found) at a common corner for said Ransbottom property and for the Three Swings Properties LLC property recorded in Official Record Volume 1973, Page 858;
- #4- **THENCE South 57 degrees 06 minutes 17 seconds West 636.85 feet** along a line of said Ransbottom and Three Swings properties to an iron pin (found);
- #5- **THENCE South 62 degrees 30 minutes 26 seconds West 388.92 feet** continuing along said properties to an iron pin (found);
- #6- **THENCE South 69 degrees 39 minutes 33 seconds West 154.37 feet** continuing along said properties to an iron pin (found);
- #7- **THENCE North 42 degrees 05 minutes 25 seconds West 1318.20 feet** continuing along said properties, crossing into the Northwest Quarter of Section 3 to an iron pin (found);
- #8- **THENCE South 78 degrees 38 minutes 19 seconds West 381.36** continuing along said properties to a railroad rail (found) on the East line of the Robert Gebhart property recorded in Official Record Volume 2633, Page 197;
- #9- **THENCE North 22 degrees 16 minutes 27 seconds East 312.60 feet** along said Ransbottom and Gebhart properties to an iron pin (found) on the common line for said Clay and Newton Townships;
- #10- **THENCE South 86 degrees 43 minutes 51 seconds East 300.05** along said Township line to an iron pin (found);
- #11- **THENCE South 86 degrees 30 minutes 06 seconds East 553.27 feet** continuing along said Township line to the place of beginning, passing an iron pin (found) at 133.42 feet containing (1.83 acres being Parcel Number 13-40-03-03-000), (8.26 acres being Parcel Number 13-40-03-04-000), (6.18 acres being Parcel Number 13-40-03-06-000), and (18.54 acres being Parcel Number 13-10-01-19-000) for a **total of 34.81 Acres**.

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).

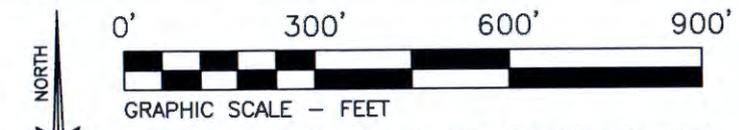
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on May 4, 2016 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.

**OFFICE COPY**  
*Charles R. Harkness*  
**NOT RECORDED**  
Charles R. Harkness PLS #6885

**DESCRIPTION  
APPROVED**  
By: *[Signature]* 4/27/2016



13-10-01-19-000 A



DESCRIPTION APPROVED By: *[Signature]*

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LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)
- ⊙ CONCRETE MONUMENT (FOUND)
- △ POINT (UNMARKED)
- PIN (FOUND)
- ◆ RAILROAD RAIL (FOUND)

SURVEYOR'S NOTES AND REFERENCES: Muskingum County Tax Maps and Orthophotos of the area. Note #1- Monuments along the Section and Township line appear to be affected by unstable ground surface movement. Note #2- An easement 15 feet wide recorded in DB Vol. 103, Page 553 and Db Vol. 115, Page 324.

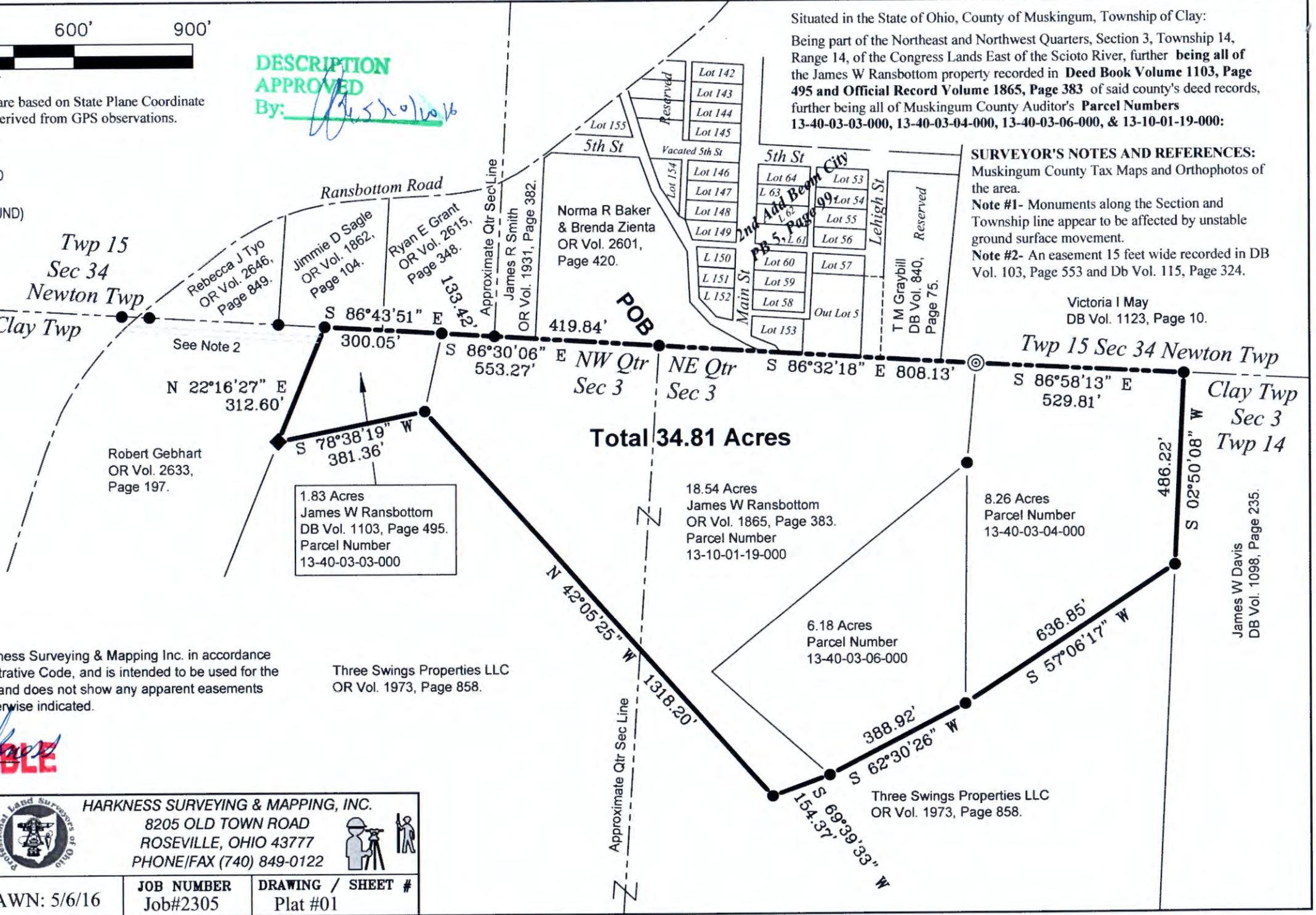
Victoria I May DB Vol. 1123, Page 10.



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 PLS #6885

SURVEY FOR: <b>James W Ransbottom</b>		 <b>HARKNESS SURVEYING &amp; MAPPING, INC.</b> 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 5/4/16	DRAWN: 5/6/16	JOB NUMBER Job#2305	DRAWING / SHEET # Plat #01





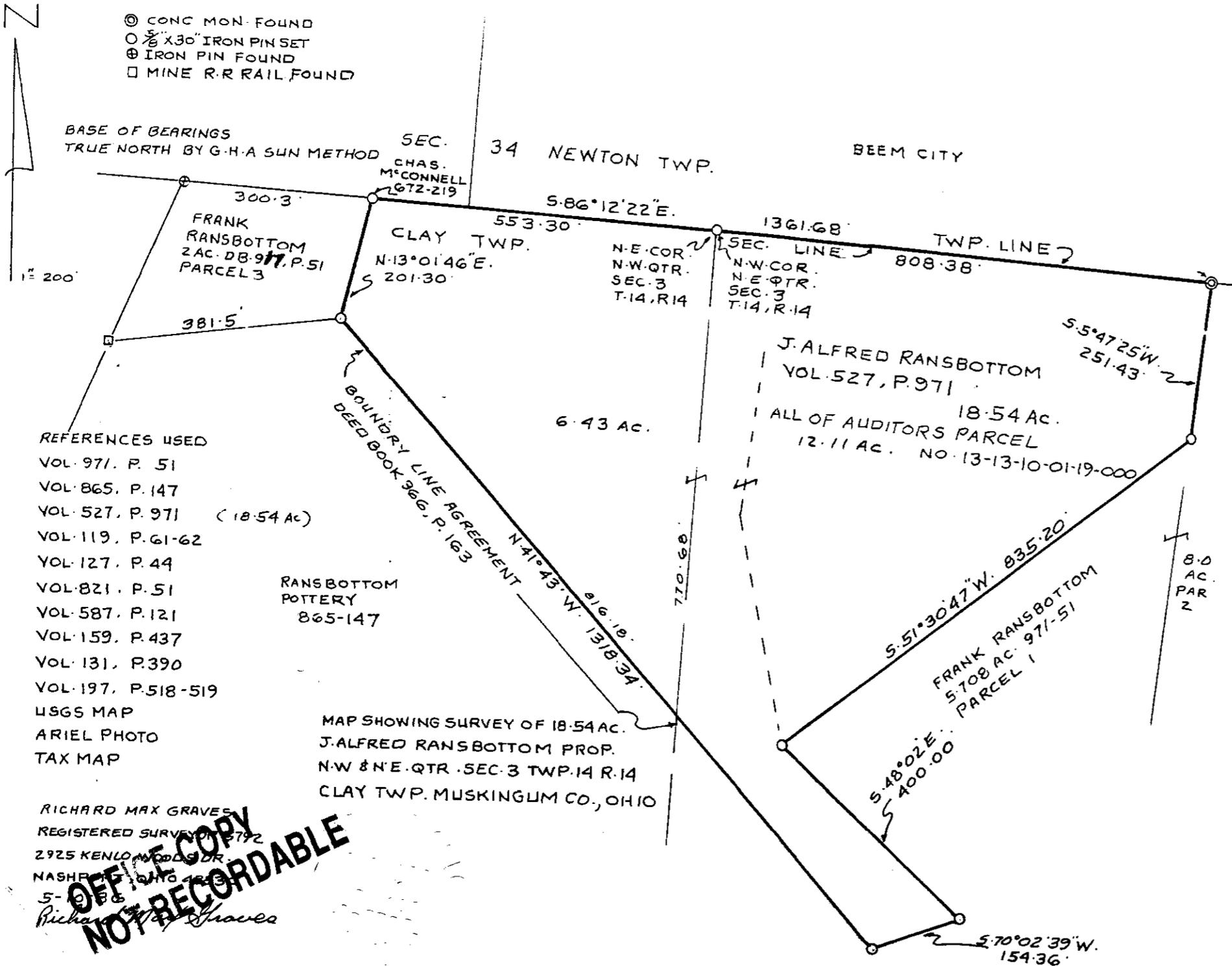
- ⊙ CONC MON. FOUND
- 3/8" X 30" IRON PIN SET
- ⊕ IRON PIN FOUND
- MINE R.R. RAIL FOUND

BASE OF BEARINGS  
TRUE NORTH BY G.H.A. SUN METHOD

SEC. 34  
CHAS. MCCONNELL  
672-219

34 NEWTON TWP.

BEEH CITY



FRANK RANSBOTTOM  
2 AC. DB. 977, P. 51  
PARCEL 3

CLAY TWP.  
N. 13° 01' 46" E.  
201.30'

N.E. COR.  
N.W. QTR.  
SEC. 3  
T. 14, R. 14

SEC. LINE  
N.W. COR.  
N.E. QTR.  
SEC. 3  
T. 14, R. 14

TWP. LINE 7

J. ALFRED RANSBOTTOM  
VOL. 527, P. 971  
18.54 AC.

ALL OF AUDITORS PARCEL  
12.11 AC. NO. 13-13-10-01-19-000

FRANK RANSBOTTOM  
5.708 AC. 971-51  
PARCEL 1

8.0 AC.  
PAR 2

REFERENCES USED

- VOL. 971, P. 51
- VOL. 865, P. 147
- VOL. 527, P. 971 (18.54 AC)
- VOL. 119, P. 61-62
- VOL. 127, P. 44
- VOL. 821, P. 51
- VOL. 587, P. 121
- VOL. 159, P. 437
- VOL. 131, P. 390
- VOL. 197, P. 518-519
- USGS MAP
- ARIEL PHOTO
- TAX MAP

RANSBOTTOM POTTERY  
865-147

MAP SHOWING SURVEY OF 18.54 AC.  
J. ALFRED RANSBOTTOM PROP.  
N.W. & N.E. QTR. SEC. 3 TWP. 14 R. 14  
CLAY TWP. MUSKINGUM CO., OHIO

RICHARD MAX GRAVES  
REGISTERED SURVEYOR 5792  
2925 KENLO WOODS DR.  
NASHVILLE, TENN 37213  
5-10-88

Richard Max Graves

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NOT RECORDABLE**