

17-52-04-02-000

DESCRIPTION OF SURVEY FOR M & B INVESTMENTS

JOB#2007-2

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

Being part of the Third and Fourth Quarter Townships, Township 1, Range 8, of the US Military District, being all of the M & B Investments property recorded in Deed Book Volume 1119, Page 641, of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 17-52-04-02-000, and more particularly described as follows;

Commencing at an iron pipe (found) at the intersection of the North line of Lot 238 of Licking View Subdivision recorded in Plat Book 5, Page 97, and the centerline of the Abandoned B&O Railroad at Centerline Station 4329+67;

TIE-1 THENCE North 39 degrees 24 minutes 00 seconds West 2728.86 feet along the centerline of said abandoned railroad to an iron pipe (found) at a common corner of the Clint M Hammonds and Kathy J Hammonds property recorded in Official Record Volume 1704, Page 278, and of the Corley I Thomas Co Trustee property recorded in Official Record Volume 2079, Page 647;

TIE-2 THENCE North 50 degrees 33 minutes 15 seconds East 25.62 feet along said Hammonds property to an iron pipe (found) at a common cor for said M & B Investments and Corley Thomas properties, being the place of beginning for the property herein intended to be described, passing an iron pipe (found) at 17.02 feet;

#1- THENCE North 40 degrees 19 minutes 40 seconds West 50.03 feet continuing along said M & B Investments and Corley Thomas properties to an iron pipe (found);

#2- THENCE North 38 degrees 27 minutes 40 seconds West 66.20 feet continuing along said M & B Investments and Corley Thomas properties to an iron pipe (found);

#3- THENCE North 40 degrees 01 minutes 20 seconds East 190.00 feet continuing along said M & B Investments and Corley Thomas properties to an unmarked point on the low water mark of the Licking River, passing an iron pipe (found) at 99.97 feet, also passing the centerline of Licking Road at 121.00 feet;

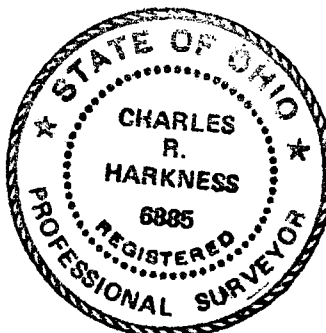
#4- THENCE South 61 degrees 37 minutes 30 seconds East 163.24 feet along said low water mark to the unmarked Northern corner of said Hammonds property;

#5- THENCE South 50 degrees 36 minutes 20 seconds West 248.79 feet leaving said river, and along said M & B Investments and Hammonds properties to the place of beginning, passing the centerline of Licking Road at 79.34 feet and iron pin (found) at 104.24 feet, containing **0.68 acres**, of which 0.14 acres are within the right of way for Licking Road.

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 September 10, 2012 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, unless otherwise indicated.

OFFICE COPY
Charles R. Harkness
NOT RECORDABLE



DESCRIPTION

APPROVED

By: *[Signature]* 10/15/2012

LEGEND

- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)

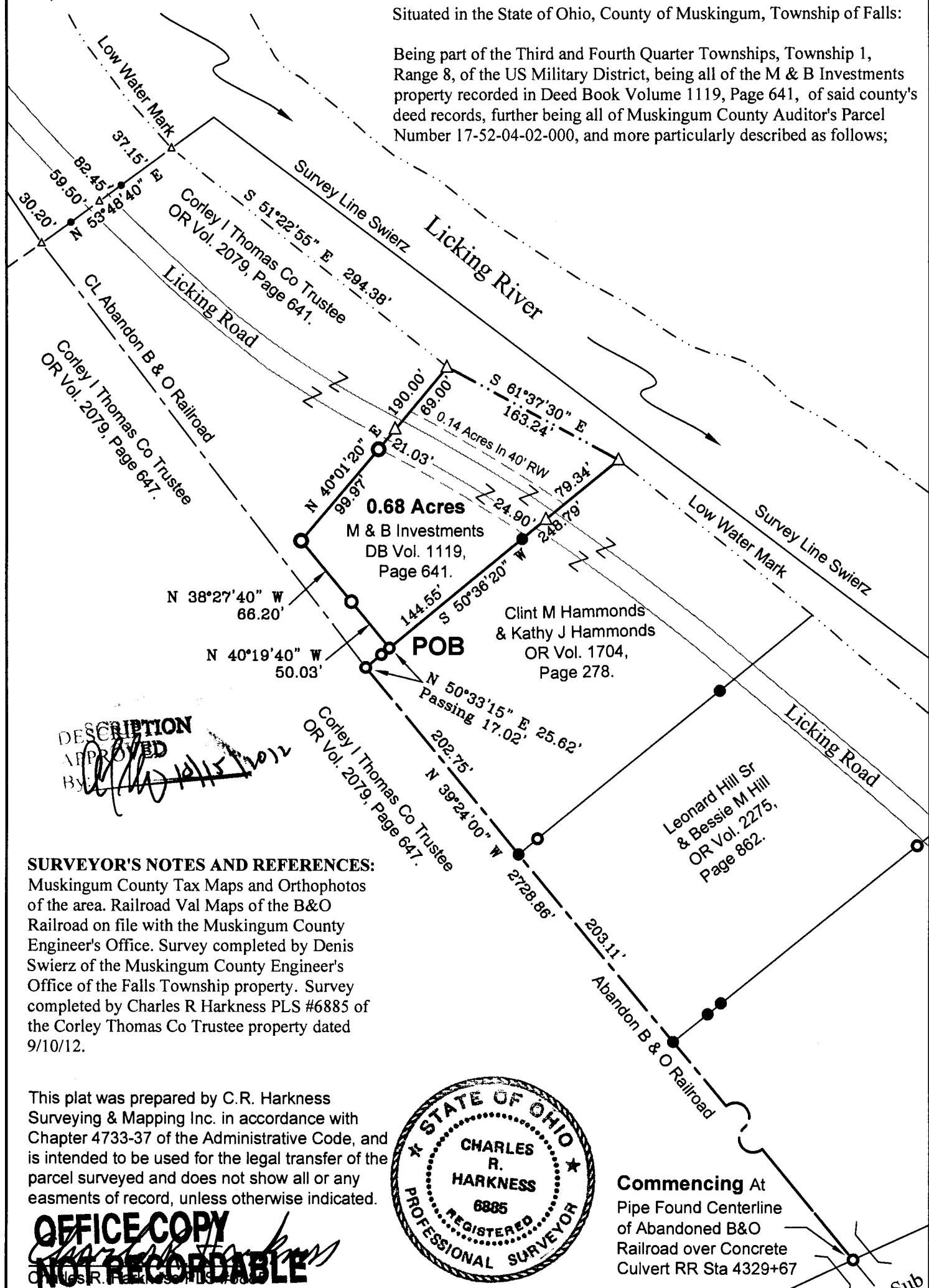


GRAPHIC SCALE - FEET

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

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DESCRIPTION
APPROVED
BY: [Signature] 10/15/12

SURVEYOR'S NOTES AND REFERENCES:



Muskingum County Tax Maps and Orthophotos of the area. Railroad Val Maps of the B&O Railroad on file with the Muskingum County Engineer's Office. Survey completed by Denis Swierz of the Muskingum County Engineer's Office of the Falls Township property. Survey completed by Charles R Harkness PLS #6885 of the Corley Thomas Co Trustee property dated 9/10/12.

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 all or any easements of record, unless otherwise indicated.



Commencing At
Pipe Found Centerline
of Abandoned B&O
Railroad over Concrete
Culvert RR Sta 4329+67

Lot 238 Licking View Sub
PB 5, PG 97.

SURVEY FOR: M & B Investments	 HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122 
SURVEYED: 9/10/12 DRAWN: 10/09/12	JOB NUMBER DRAWING / SHEET # Job#2007 Plat #02