

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

Being part of Quarter Township #4, Township #1, Range #8, of the US Military District, **being all of** the Edith Fritz property described in Official Record Volume 1588, Page 842 of said county's deed records and all of the reversionary rights in the abandoned B & O Railroad associated with said property, known as Muskingum County Auditor's Parcel Number 17-52-04-04-000, 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 center line of an abandoned section of the B & O Railroad, further being in the center of a concrete culvert show on the Val Maps for said abandoned railroad as being center line station 4329+60; **THENCE North 39 degrees 08 minutes 40 seconds West 2526.11 feet** along the center line of said abandoned railroad to an iron pin (set) at the extension of the common line for said Fritz property and for the V Lucas property recorded in Deed Book Volume 1147, Page 513, also being the place of beginning of the property herein intended to be described;

- #1- **THENCE North 39 degrees 08 minutes 40 seconds West 202.75 feet** continuing along the center line of said abandoned railroad to an iron pipe (found) at the extension of the common line for said Fritz property and for the M & B Investments property recorded in Deed Book Volume 1119, Page 641;
- #2- **THENCE North 50 degrees 51 minutes 20 seconds East 274.41 feet** along the common line for said Fritz and M & B Investments properties to an unmarked point on the low water mark of the Licking River, passing iron pipes (found) at 17.00 feet and 25.63 feet, an iron pin (set) at 28.17 feet, and the right of way line for said abandoned railroad at 50.00 feet, an iron pin (set) at 170.07 feet, and the center line of Licking Road (County Road #414) at 195.07 feet;
- #3- **THENCE South 48 degrees 05 minutes 50 seconds East 104.01 feet** along said low water mark to an unmarked point;
- #4- **THENCE South 53 degrees 41 minutes 40 seconds East 103.31 feet** continuing along said low water mark to an unmarked common corner for said Fritz and Lucas properties;
- #5- **THENCE South 50 degrees 51 minutes 20 seconds West 316.55 feet** leaving said river and along the common line for said Fritz and Lucas properties to the place of beginning, passing the center line of said Licking Road at 74.78 feet, an iron pin (set) at 99.78 feet, the right of way for said abandoned railroad at 266.55 feet, and iron pipes (found) at 288.38 feet and 296.35 feet, **containing 1.36 acres.**

The bearings within this description are based on a survey completed by R M Graves PLS #5792, dated September 27, 1988. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

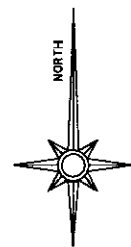
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on June 7, 2002, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

Charles R. Harkness
Charles R. Harkness PLS #6885

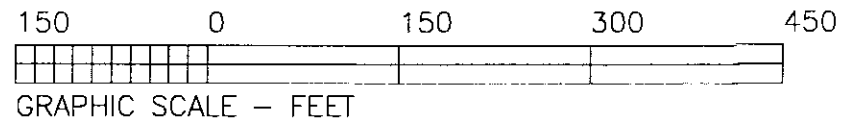


DESCRIPTION ATTACHED
FOR AUDITOR'S TRANSFER
BY *ASB*
6-19-2002

17-52-04-04
3470 Licking RA



The bearings within this description are based on a survey completed by R M Graves PLS #5792, dated September 27, 1988.



LEGEND

- P IN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- P IN (FOUND)
- △ POINT (UNMARKED)
- ◎ PIPE (FOUND)

M & B Investments
DB Vol. 1119,
Page 641.

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SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps and Orthophotos of the area. 3-D TopoQuads by DeLorme (Ohio).

Railroad Val Maps for B & O Railroad V-125.1 Sheets 41 & 42 of the 1918 and 1961. Deed References (Val - Page), (117-377), (243-109), (269-134), (425-442), (480-77), (537-904), (691-1), and (694-135). Surveys or parcels split from the Lelia Loewendick property completed by Joseph Koplan dated March 21, 1960. Surveys of numerous parcels along Licking Road completed by John Marshall dated 1986 through 1988. Survey completed by R M Graves PLS #5792 dated 9/27/1988 of a 1.23 acre split from the Wayne Wilson property.

Note #1- Kaplan Survey & Thomas Title lines are based on deed & field info.

Note #2- Right of way lines are as shown on the Val Maps for the B & O RR.

Note #3- Right of way in this area was created by arbitration agreed to in Deed Book Volume 117, Page 377. Said arbitration included reversionary rights to the right of way to the underlying title holder. Fence construction along the Northern side was to be allowed as close as 20 feet of the centerline, until such time as the railroad was in need of the full right of way width.

Note #4- Previous deeds in the chain of title identify the center line of the railroad as the division line, including DB Vol. 425, Page 442.

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 transmission of the property described and does not intend to describe all or any elements of record, or encroachments unless otherwise indicated.

**OFFICE COPY
NOT RECORDABLE**

Charles R. Harkness
Charles R. Harkness PLS #6885

6-19-2002

SURVEY FOR:

DONALD FRITZ

LICKING ROAD, ZANESVILLE, OHIO

SURVEY DATE: 6/7/2002

DRAWN DATE: 6/10/2002

QTR TWP: #4 TWP: #1 R: #8 TWP: Falls CO: Muskingum STATE: Ohio

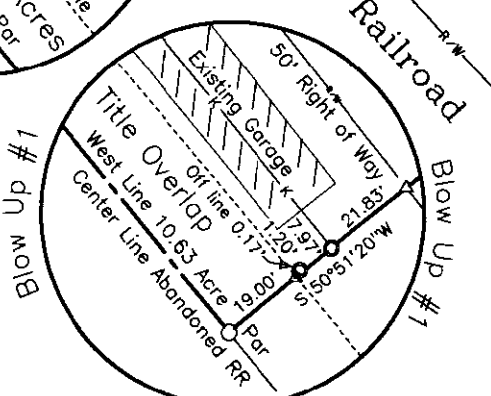
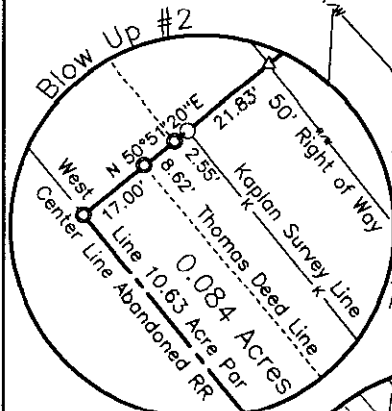
**CHARLES R. HARKNESS
SURVEYING & MAPPING, INC.**
768 DRYDEN ROAD
ZANESVILLE, OHIO 43701
PHONE (740) 454-6367

JOB NUMBER

JOB #1191

DRAWING / SHEET NUMBER

PLAT #01



Pipe (Found) in Center of
Concrete Culvert Sta 4329+67
Lot #238 Licking View Sub
Plat Book 5, Page 97.