

DESCRIPTION OF SURVEY FOR PHYLLIS GROTEGEER

JOB#1289-1A

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

Being part of the 3rd and 4th Quarter Townships, Township #1, Range #8, of the US Military District, **being part of** the Virginia Grotegeer LE ET AL property recorded in Deed Book Volume 1105, Page 469 of said county's deed records, known as Muskingum County Auditor's Parcel Number 17-53-01-06-000, and more particularly described as follows;

- #1- Beginning at an iron pin (found) at the center of said Township #1, Range #8; **THENCE South 88 degrees 33 minutes 50 seconds East 373.40 feet** along the common line for Quarter Townships #1 and #4 to the unmarked common Northern corner for said V Grotegeer and for the C & T Quinlan property recorded in Deed Book Volume 1121, Page 59, passing the center of Bartlett Run at 96.00 feet and iron pin (set) at 131.00 feet;
- #2- **THENCE South 04 degrees 37 minutes 55 seconds East 222.89 feet** into said Quarter Township #4 and along a common line for said V Grotegeer and Quinlan properties to an iron pipe (found) at the Northern corner of the Phyllis Grotegeer property recorded in Official Record Volume 1758, Page 473, passing an iron pipe (found) at 2.09 feet;
- #3- **THENCE South 25 degrees 03 minutes 05 seconds West 232.13 feet** along a line of said P Grotegeer property to an iron pipe (found) under a concrete sidewalk;
- #4- **THENCE South 04 degrees 37 minutes 10 seconds East 96.20 feet** continuing along said P Grotegeer property to an iron pin (set);
- #5- **THENCE North 74 degrees 46 minutes 30 seconds West 297.96 feet** leaving said P Grotegeer property and crossing said V Grotegeer property to an iron pin (set) in the center line of the abandoned railroad (known as the Inter-Urban or the Columbus Newark Zanesville Electric Railway Company), passing an iron pin (set) on the East side of a 30 foot wide easement to be used for ingress and egress to the property herein described, at 66.93 feet;
- #6- **THENCE along a curve to the left having a chord bearing North 23 degrees 02 minutes 55 seconds West 504.34 feet**, a radius of 819.02 feet, and an arc length of 512.67 feet, along said abandoned railroad and common line for said V Grotegeer property and for the B & E Parry property recorded in Deed Book Volume 514, Page 472, for the David Andrews property recorded in Official Record Volume 1750, Page 782, and extension of Lot #1 of Dillon Acres No 1, recorded in Plat Book 8, Page 22, passing into said Quarter Township #3, to an iron pin (found) on the common line for Quarter Townships #2 & #3, passing an iron pin (set) at 163.70 feet arc length, the center of Bartlett Run at 226.70 feet arc length, an iron pin (set) at 277.51 feet;
- #7- **THENCE South 88 degrees 33 minutes 50 seconds East 184.28 feet** leaving said abandoned railroad and along the common line for said Quarter Township #2 & #3 to the place of beginning, **containing 4.61 acres.**

ALSO INCLUDED AN EASEMENT FOR INGRESS AND EGRESS

Also an easement 30 feet wide for ingress and egress running from Arrow Point Drive to the Southwest line of the above described 4.61 acre parcel, and more particularly described as follows;

Beginning at the Northwest corner of Lot #15 of Dillon Falls Drive No 2, recorded in Plat Book 8, Page 49;

- #E1- **THENCE South 83 degrees 28 minutes 05 seconds West 16.95 feet** extending the North line of said Lot #15 and along the end of said Arrow Point Drive to an unmarked point;
- #E2- **THENCE North 34 degrees 47 minutes 55 seconds East 124.26 feet** crossing said V Grotegeer property to an unmarked point on the Southwest line of said 4.61 acre parcel;

- #E3- THENCE South 74 degrees 46 minutes 30 seconds East 31.84 feet** along said 4.61 acre parcel to an iron pin (set);
- #E4- THENCE South 34 degrees 47 minutes 55 seconds West 108.54 feet** crossing said V Grotegeer property to an unmarked point on the North line of said Lot #15;
- #E5- THENCE South 04 degrees 17 minutes 05 seconds East 75.37 feet** through said Lot #15 to an iron pin (set) on the common line for the North and South Halves of said Lot #15;
- #E6- THENCE South 83 degrees 20 minutes 15 seconds West 10.00 feet** along said Half Lot line to the East unmarked common Western corner of said North and South Halves of Lot #15, being on the East line of said Arrow Point Drive;
- #E7- THENCE North 14 degrees 07 minutes 35 seconds West 76.00 feet** along the common line for said Lot #15 and Arrow Point Drive to the place of beginning.

The bearings within this description are based on State Plane Coordinate Grid derived from a 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 4, 2003, 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.

**OFFICE COPY
NOT RECORDABLE**

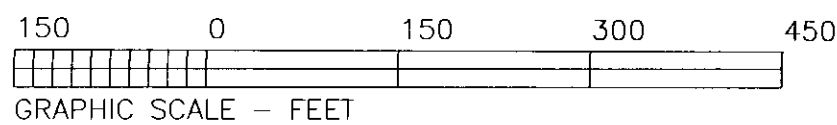
Office Copy
Charles R. Harkness PLS #6885

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY K. Bunkup
8-14-2003

17-53-01-06
17-53-01-08-002

ADDRESS N/A
LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- ⊗ AXLE (FOUND)
- PIPE (FOUND)
- CREEK BANK



The bearings on this plat are based on State Plane Coordinate Grid as derived from GPS Observations.

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

SURVEY 1A

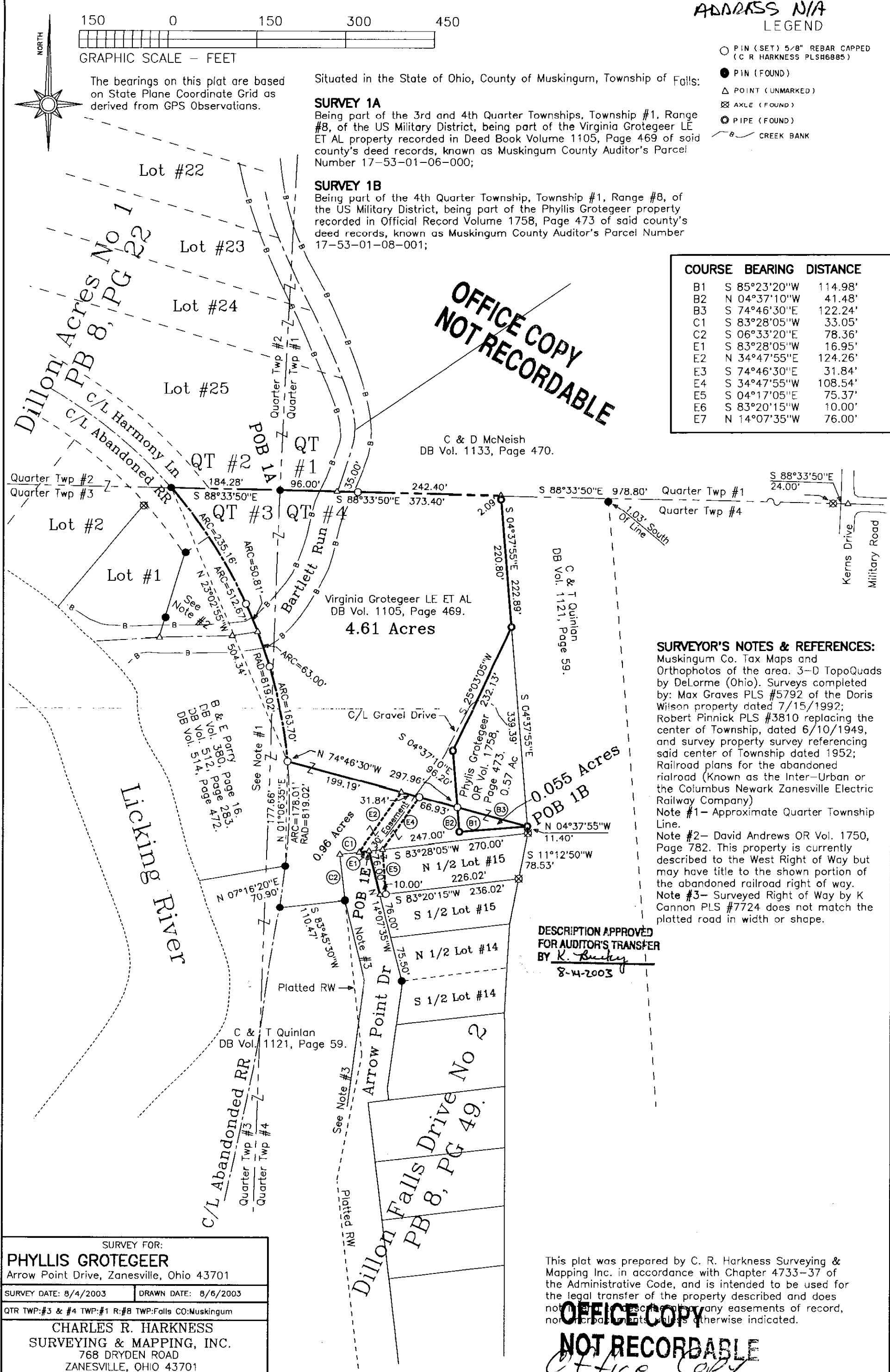
Being part of the 3rd and 4th Quarter Townships, Township #1, Range #8, of the US Military District, being part of the Virginia Grotegeer LE ET AL property recorded in Deed Book Volume 1105, Page 469 of said county's deed records, known as Muskingum County Auditor's Parcel Number 17-53-01-06-000;

SURVEY 1B

Being part of the 4th Quarter Township, Township #1, Range #8, of the US Military District, being part of the Phyllis Grotegeer property recorded in Official Record Volume 1758, Page 473 of said county's deed records, known as Muskingum County Auditor's Parcel Number 17-53-01-08-001;

COURSE	BEARING	DISTANCE
B1	S 85°23'20"W	114.98'
B2	N 04°37'10"W	41.48'
B3	S 74°46'30"E	122.24'
C1	S 83°28'05"W	33.05'
C2	S 06°33'20"E	78.36'
E1	S 83°28'05"W	16.95'
E2	N 34°47'55"E	124.26'
E3	S 74°46'30"E	31.84'
E4	S 34°47'55"W	108.54'
E5	S 04°17'05"E	75.37'
E6	S 83°20'15"W	10.00'
E7	N 14°07'35"W	76.00'

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SURVEYOR'S NOTES & REFERENCES:
Muskingum Co. Tax Maps and Orthophotos of the area. 3-D TopoQuads by DeLorme (Ohio). Surveys completed by: Max Graves PLS #5792 of the Doris Wilson property dated 7/15/1992; Robert Pinnick PLS #3810 replacing the center of Township, dated 6/10/1949, and survey property survey referencing said center of Township dated 1952; Railroad plans for the abandoned railroad (Known as the Inter-Urban or the Columbus Newark Zanesville Electric Railway Company)
Note #1- Approximate Quarter Township Line.
Note #2- David Andrews OR Vol. 1750, Page 782. This property is currently described to the West Right of Way but may have title to the shown portion of the abandoned railroad right of way.
Note #3- Surveyed Right of Way by K Cannon PLS #7724 does not match the platted road in width or shape.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY K. Bucky
8-14-2003

SURVEY FOR:	
PHYLLIS GROTEGEER	
Arrow Point Drive, Zanesville, Ohio 43701	
SURVEY DATE: 8/4/2003	DRAWN DATE: 8/6/2003
QTR TWP:#3 & #4 TWP:#1 R:#8 TWP:Falls CO:Muskingum	
CHARLES R. HARKNESS	
SURVEYING & MAPPING, INC.	
768 DRYDEN ROAD	
ZANESVILLE, OHIO 43701	
PHONE (740) 454-6367	
JOB NUMBER	DRAWING / SHEET NUMBER
JOB #1289	PLAT #01

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 include any easements of record, nor encroachments unless otherwise indicated.

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Charles R. Harkness PLS #6885