

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

Being part of the Quarter Township #4, Township #1, Range #8, of the US Military District, being part of the Robert Wetzel property as described in deed reference Deed Book Volume 820, Page 35 of said county's deed records, also being known as Muskingum County Auditor's Parcel Number 17-55-02-02-000, and more particularly described as follows;

Commencing at the Southeast corner of Westgate Number 2 Subdivision as recorded in Plat Book 8, Page 30; thence S 02 20 30 W 649.55 feet (by deed) along the East line of the C Musselman property as described in deed reference Deed Book Volume 1106, Page 339 to the center of Musselman Drive (Township Road #473); thence S 03 09 40 W 196.31 feet along the West line of the O & E Dickson property as described in deed reference Deed Book Volume 850, Page 247, also being the East line of the M & D Smith property as described in deed reference Deed Book Volume 602, Page 89 to an iron pin (found) at the Southwest corner of said Dickson property, also being the Northwest corner of the Zane Trace Church of Christ, Inc. property as described in deed reference Deed Book Volume 861, Page 57; thence S 02 57 10 W 34.69 feet along the common line for said Smith and Church properties to an iron pipe (found) at the Southeast corner of said Smith property, also being a corner of the C Musselman property as described in deed reference Deed Book Volume 1109, Page 563; thence S 03 16 10 W 124.00 feet along the common line for said Church and Musselman properties to an iron pin (found) at the Southeast corner of a 0.575 acre parcel surveyed by R M Graves PLS #5792 in May 1996 from said Musselman property; thence S 03 16 10 W 16.31 feet along the common line for said Church and Musselman properties to an iron pin (set) at the Southwest corner of said Church property and the Northwest corner of said Robert Wetzel property, also being the place of beginning for the property herein intended to be described;

- #1- thence S 83 56 40 E 312.68 feet along the common line for said Church and Wetzel properties to an iron pin (set);
- #2- thence S 03 16 10 W 184.76 feet through said Wetzel property to an iron pin (set) on the South line of said Wetzel property, also being the North line of the Tom Maxwell property as described in deed reference Deed Book Volume 998, Page 579;
- #3- thence N 82 09 50 W 313.31 feet along the common line for said Wetzel and Maxwell properties to an iron pipe (found) at the Southwest corner of said Wetzel property, and the Northwest corner of said Maxwell property, also being on the East line of said Musselman property;
- #4- thence N 03 16 10 E 175.00 feet along the common line for said Wetzel and Musselman properties to the place of beginning containing 1.29 acres.

SAVING AND EXCEPTING AN EASEMENT FOR GAS LINE PURPOSES

Saving and excepting an easement 10 feet wide for use by the grantor for an existing gas line running from a collection/distribution line within the above described 1.29 acre parcel to the remaining portion of the prior deed reference, and more particularly described as follows;

Beginning at the Southeast corner of said 1.29 acre parcel;

- #1- thence N 82 09 50 W 110 feet along the South line of said 1.29 acre parcel;
- #2- thence N 03 16 10 E 10.03 feet through said 1.29 acre parcel;
- #3- thence S 83 09 50 E 110 feet continuing through said 1.29 acre parcel to the East line of said 1.29 acre parcel;
- #4- thence S 03 16 10 W 10.03 feet along the East line of said 1.29 acre parcel to the place of beginning for this easement.

The bearings within the description are based on a 0.575 acre survey completed by R M Graves PLS #5792 in May 1996 from the C Musselman property. Bearing are shown in a format of Degrees Minutes and Seconds.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on June 5, 1996, 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.

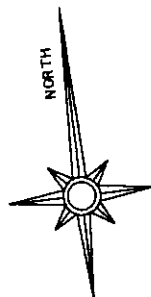
DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

ASB
6-18-96

**OFFICE COPY
NOT RECORDABLE**

Office Copy
Charles R. Harkness PLS #6885

17-55-02-02-001
ADDRESS NA



The bearings on this plat are based on a 0.575 acre survey completed by R M Graves PLS #5792 in May 1996 from the C Musselman property.

C Musselman
DB Vol. 1109,
Pg 563.

SE Cor
Westgate #2
Subdivision
PB 8, Pg 30.

C Musselman
DB Vol. 1106,
Pg 339.

M & D Smith
DB Vol. 602,
Pg 89.

0.575 Acre Survey
by R M Graves
PLS #5792 in
May 1996

C Musselman
DB Vol. 1109,
Pg 563.

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LEGEND

- ☐ STONE (FOUND) WITH X - ☒
- ☐ CONCRETE MONUMENT (FOUND)
- ☒ AXLE (FOUND)
- ☐ IRON PIPE (FOUND)
- ☒ IRON PIN (FOUND)
- ☐ RAILROAD SPIKE (FOUND)
- ☒ PK NAIL (FOUND)
- ☐ POINT
- ☐ IRON PIN (SET) 5/8" REBAR WITH IDENTIFICATION CAP (C R HARKNESS PLS 6885)

REFERENCES NOT SHOWN OR LISTED :

Muskingum County Tax Map and Orthophoto of the area. A USGS 7 1/2 min Topo Quadrangle Map (Zanesville West).

SURVEYOR'S NOTES:

#1- Pin (set) replacing an iron pipe (found disturbed) on line in the road ditch approximately 20 feet West of the center line of Musselman Drive.

#2- A pin was found between the pin shown and Musselman Drive also pins were found between the pin shown and Wetzel's Northwest corner. These additional pins were not used because no survey measurements are available for verification.

#3- An easement 10' wide 110' in length along the South line of the 1.29 acre parcel saved and excepted for use by grantor for an existing gas line running from a collection/distribution line to the remaining portion of the prior deed reference.

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BY

6-18-96

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey and is intended to be used for the legal transfer of the property shown. It does not intend to show all or any easements of record, nor encroachment unless otherwise indicated.

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Charles R. Harkness PLS #6885

Musselman Drive Twp Rd #473

O & E Dickson
DB Vol. 850, Pg 247

Zane Trace Church of Christ, Inc.
DB Vol. 861, Pg 57

1.29 Acres
Part of
17-55-02-02-000;

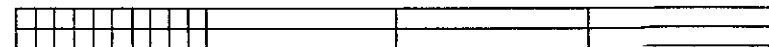
SEE NOTE FOR
EASEMENT

Tom Maxwell
DB Vol. 998, Pg 579

Robert Wetzel
DB Vol. 820, Pg 35
Remaining Portion
17-55-02-02-000;

2.11
Acres

150 0 150 300 450



GRAPHIC SCALE - FEET

SURVEY FOR:

Tom Maxwell
Musselman Drive
Zanesville, Ohio 43701

SECTION: 01r Twp #4 TOWNSHIP: #1 RANGE: #8
TWP OF: Falls COUNTY: Muskingum STATE OF OHIO

Survey Date: 6/5/96 Drw date 6/7/96 By: CRH

C. R. HARKNESS SURVEYING & MAPPING INC.
768 DRYDEN ROAD
Zanesville, Ohio 43701 Phone (614) 454-6367

Job Number:

#725

Drawing/Sheet No.

Plat #01