

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

Being part of Quarter Townships 2 and 3, Township 1, Range 7, of the US Military District, further being all of the Helen L O'Neil property recorded in Deed Book Volume 525, Page 226 and part of the Helen L O'Neil property recorded in Official Record Volume 2307, Page 194 of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 17-40-02-12-000 and part of Parcel Number 17-63-01-03-000, and more particularly described as follows;

Commencing at the common Southern corner of Lots 19 and 20 of Upper Highland as recorded in Plat Book 8, Page 1, further being on the North line of Venture Drive;

- TIE-1 THENCE North 80 degrees 08 minutes 40 seconds East 190.51 feet along and extending the North line of Venture Drive to an unmarked point on the East line of East Highland Drive;
- TIE-2 THENCE South 09 degrees 39 minutes 40 seconds East 178.28 feet along the East line of East Highland Drive to the unmarked common corner for the Angele C Mansor property recorded in Deed Book Volume 1157, Page 976 and for the Harold Palmer property recorded in Official Record Volume 2298, Page 464;
- TIE-3 THENCE South 60 degrees 30 minutes 20 seconds East 387.16 feet leaving said Drive and along the common line for said Mansor and Palmer properties to an unmarked corner of the Andrea Dawn Patterson property recorded in Official Record Volume 1775, Page 393;
- TIE-4 THENCE South 60 degrees 33 minutes 30 seconds East 420.23 feet along the common line for said Palmer and Patterson properties to an axle (found) at the place of beginning for the property herein intended to be described, also being a common corner for said Palmer and Patterson properties, also for said Helen L O'Neil property recorded in Deed Book 525, Page 226, and for the Sara E Norris property recorded in Official Record Volume 2377, Page 754;
- #1- THENCE South 66 degrees 28 minutes 50 seconds East 218.03 feet along a common line of said O'Neil and Patterson properties, to an iron pin (found);
- #2- THENCE South 88 degrees 57 minutes 50 seconds East 180.25 feet continuing along said properties to an iron pipe (found);
- #3- THENCE South 55 degrees 31 minutes 40 seconds East 324.04 feet continuing along said properties, also along the William N Mortimer and Marsha R Mortimer property recorded in Official Record Volume 1533, Page 612 to an iron pipe (found) on the Northwestern right of way of the W & L E Railroad, passing an unmarked common corner for said Patterson and Mortimer properties at 211.72 feet, the center line of Linden Avenue at 233.37 feet, an iron pipe (found) at 251.87 feet;
- #4- THENCE South 36 degrees 54 minutes 30 seconds West 200.50 feet along the common line for said O'Neil and Railroad properties and crossing into Quarter Township 3 to an unmarked common corner of said O'Neil properties;
- #5- THENCE South 36 degrees 54 minutes 10 seconds West 36.70 feet continuing along said O'Neil and Railroad properties to an iron pin (set);
- #6- THENCE North 55 degrees 34 minutes 10 seconds West 313.68 feet leaving said railroad and crossing said O'Neil property, and crossing into said Quarter Township 2, to an iron pin (set) on a line of said Norris property, passing the centerline of Linden Avenue at 100.19 feet and iron pin (set) at 125.19 feet;
- #7- THENCE North 34 degrees 25 minutes 50 seconds East 37.50 feet along the common line for said O'Neil and Norris properties to an iron pipe (found);
- #8- THENCE North 46 degrees 20 minutes 40 seconds West 369.47 feet continuing along said O'Neil and Norris properties to the place of beginning, containing 0.27 acres being part of Parcel Number 17-63-01-03-000 and 2.13 acres being all of Parcel Number 17-40-02-12-000 for a total of 2.40 acres, of which 0.22 acres are within the right of way for Linden Avenue.

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 November 19, 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
NOT RECORDABLE



DESCRIPTION
APPROVED
By: [Signature] 12/12/2012

Upper Highland
PB 8, Page 1.

Lot 20

Lot 19

Venture Drive

Lot 45

Upper Highland No 2
PB 8, Page 1A.

Lot 46

Commencing

Angele C Mansor
DB Vol. 1157,
Page 976.

LEGEND

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



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

Andrea Dawn Patterson
OR Vol. 1775, Page 393.

Mary F Allton
DB Vol. 1080, Page
203.

William N Mortimer &
Marsha R Mortimer
OR Vol. 1533, Page 612.

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

Being part of Quarter Townships 2 and 3, Township 1, Range 7, of the US
Military District, further **being all** of the Helen L O'Neil property recorded in
Deed Book Volume 525, Page 226 and **part of** the Helen L O'Neil property
recorded in Official Record Volume 2307, Page 194 of said county's deed
records, further **being all** of Muskingum County Auditor's **Parcel Number**
17-40-02-12-000 (2.13 Acres) and **part of Parcel Number 17-63-01-03-000**
(0.27 Acres):

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Survey completed
by Charles R Harkness PLS #6885 (Job 736, dated Aug 1996)

Note #1- Right of way for Linden Ave is listed as 40 feet and occupies 0.22
acres of the surveyed parcel.

Note #2- Monuments in the area appear to be affected by surface movment
along the slope of a hill and road embankment.

Note #3- Quarter Township line shown for graphical purposes only plotted
from deeds and USGS Topo Map.

Note #4- Portion of O'Neil property currently or previously used by adjoining
property owner Patterson.

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 easments of record, unless otherwise indicated.

Charles R. Harkness
Charles R. Harkness PLS #6885



Qtr Twp 2

Qtr Twp 3

Aproximate Quarter Twp Line

Helen O'Neil
OR Vol. 2307,
Page 194.
#17-63-01-04-000

Helen O'Neil
OR Vol. 2307, Page 194.
#17-63-01-03-000

John D Parker &
Rhonda M Parker
DB Vol. 1110, Page 59.

Harold J Palmer
OR Vol. 2298,
Page 464.

Sara E Norris
OR Vol. 2377,
Page 754.

DESCRIPTION
[Handwritten signature]

POB

Total 2.40 Acres

W & L E Railroad

Linden Avenue

SURVEY FOR:		HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
Helen L O'Neil			
SURVEYED: 11/19/12	DRAWN: 11/20/12	JOB NUMBER Job#2024	DRAWING / SHEET # Plat #02

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

Being part of Quarter Townships 2 and 3, Township 1, Range 7, of the US Military District, further being part of the Helen O'Neil property recorded in Official Record Volume 2307, Page 194, of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 17-63-01-04-000 and part of Parcel Number 17-63-01-03-000, and more particularly described as follows;

Commencing at the common Southern corner of Lots 19 and 20 of Upper Highland as recorded in Plat Book 8, Page 1, further being on the North line of Venture Drive;

- TIE-1 THENCE North 80 degrees 08 minutes 40 seconds East 190.51 feet along and extending the North line of Venture Drive to an unmarked point on the East line of East Highland Drive;
- TIE-2 THENCE South 09 degrees 39 minutes 40 seconds East 178.28 feet along the East line of East Highland Drive to the unmarked common corner for the Angele C Mansor property recorded in Deed Book Volume 1157, Page 976 and for the Harold Palmer property recorded in Official Record Volume 2298, Page 464;
- TIE-3 THENCE South 60 degrees 30 minutes 20 seconds East 387.16 feet leaving said Drive and along the common line for said Mansor and Palmer properties to an unmarked corner of the Andrea Dawn Patterson property recorded in Official Record Volume 1775, Page 393;
- TIE-4 THENCE South 60 degrees 33 minutes 30 seconds East 420.23 feet along the common line for said Palmer and Patterson properties to an axle (found) at a common corner for said Palmer and Patterson properties, also for the Helen L O'Neil property recorded in Deed Book 525, Page 226, and for the Sara E Norris property recorded in Official Record Volume 2377, Page 754;
- TIE-5 THENCE South 46 degrees 20 minutes 40 seconds East 369.47 feet along the common line for said Norris and O'Neil properties to an iron pipe (found) at a common corner for said Norris and both O'Neil properties;
- TIE-6 THENCE South 34 degrees 25 minutes 50 seconds West 37.50 feet along the common line for said Norris and O'Neil properties to an iron pin (set) at the place of beginning for the property herein intended to be described;
- #1- THENCE South 55 degrees 34 minutes 10 seconds East 313.68 feet crossing the O'Neil property recorded in Official Record Volume 2307, Page 194, also crossing into said Quarter Township 3, to an iron pin (set) on the Northwestern right of way of the W & L E Railroad, parring an iron pin (set) at 188.49 feet, and the centerline of Linden Avenue at 213.49 feet;
- #2- THENCE South 36 degrees 54 minutes 10 seconds West 112.60 feet along the common line for said O'Neil and Railroad properties to an iron pin (found) at a common corner for said O'Neil property and for the John D Parker and Rhonda M Parker property recorded in Deed Book Volume 1110, Page 59;
- #3- THENCE North 55 degrees 34 minutes 10 seconds West 308.82 feet leaving said railroad and along said O'Neil and Parker properties, and crossing into said Quarter Township 2, to an iron pin (found) on a line of said Norris property, passing the centerline of Linden Avenue at 93.92 feet and iron pin (found) at 118.81 feet;
- #4- THENCE North 34 degrees 25 minutes 50 seconds East 112.50 feet along the common line for said O'Neil and Norris properties to the place of beginning, containing 0.27 acres being part of Parcel Number 17-63-01-03-000 and 0.53 acres being all of Parcel Number 17-63-01-04-000 for a total of 0.80 acres, of which 0.10 acres are within the right of way for Linden Avenue.

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 November 19, 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.

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NOT RECORDABLE

DESCRIPTION
APPROVED
12/6/2012





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

LEGEND

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

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SURVEYOR'S NOTES AND REFERENCES:

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Note #1- Right of way for Linden Ave is listed as 40 feet and occupies 0.10 acres of the surveyed parcel.

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Charles R. Harkness PLS #6885

SURVEY FOR:
Helen L O'Neil



HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122

SURVEYED:11/19/12 DRAWN:11/20/12

JOB NUMBER
Job#2024

DRAWING / SHEET #
Plat #01

DESCRIPTION

APPROVED
By: *[Signature]* 12/6/12



Upper Highland
PB 8, Page 1.

Lot 20
Lot 19

Venture Drive

Lot 45
Lot 46

Upper Highland No 2
PB 8, Page 1A.

E Highland Drive

Angele C Mansor
DB Vol. 1157,
Page 976.

Andrea Dawn Patterson
OR Vol. 1775, Page 393.

Mary F Allton
DB Vol. 1080,
Page 203.

Wm N Mortimer &
Marsha R Mortimer
OR Vol. 1533, Page 612.

Harold J Palmer
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Page 464.

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Helen O'Neil
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Page 194.
#17-63-01-04-000

Helen O'Neil
OR Vol. 2307, Page 194.
#17-63-01-03-000

Qtr Twp 2

Qtr Twp 3

Aproximate Quarter Twp Line

POB

Total 0.80 Acres

John D Parker &
Rhonda M Parker
DB Vol. 1110, Page 59.

Linden Avenue

W & L E Railroad

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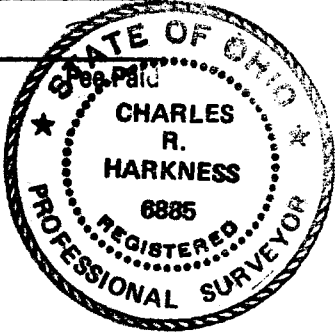
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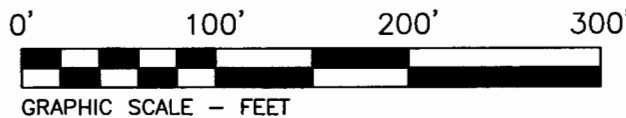
OFFICE COPY
NOT RECORDABLE

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

12/10/12
Date

DESCRIPTION
APPROVED
By





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LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)
- PIN (FOUND)
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Charles R. Harkness PLS #6885

SURVEY FOR: Helen L O'Neil		HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED:11/19/12 DRAWN:11/20/12		JOB NUMBER Job#2024	DRAWING / SHEET # Plat #01

DESCRIPTION

APPROVED
11/26/12

Qtr Twp 2

Qtr Twp 3

Aproximate Quarter Twp Line



Upper Highland
PB 8, Page 1.

Lot 20

Lot 19

Venture Drive

Lot 45

Upper Highland No 2
PB 8, Page 1A.

Lot 46

E Highland Drive

Angele C Mansor
DB Vol. 1157,
Page 976.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

12/10/12

Date
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OR Vol. 1775, Page 393.

Fee Paid

Mary F Allton
DB Vol. 1080,
Page 203.

Harold J Palmer
OR Vol. 2298,
Page 464.

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POB

Helen O'Neil
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Total 0.80 Acres

John D Parker &
Rhonda M Parker
DB Vol. 1110, Page 59.

W & L E Railroad

Linden Avenue