

820 JERSEY RIDGE
PA

DESCRIPTION OF SURVEY FOR MARGARET CAW

JOB#941-1

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

Being part of Lot #6 of the Monroe Duncan Subdivision recorded in Deed Book Volume "P", Page 519, which is part of the Third Quarter Township, Township #1, Range #8, of the US Military District, **being further all** the remaining portion of the Margaret Caw property described in Tract One of deed reference Deed Book Volume 1102, Page 404 of said county's deed records, known as Muskingum County Auditor's Parcel Number 17-82-01-08-000, and more particularly described as follows;

- Beginning at an iron pin (set) at the Northeast corner of said Lot #6, also being the Southeast corner of Lot #7 of said Monroe Duncan Subdivision;
- #1- **thence S 00 37 20 E 1084.53 feet** along the East line of said Lot #6 to the Northeast corner of the L Groux property recorded in deed reference Deed Book Volume 989, Page 47;
 - #2- **thence N 89 59 00 W 372.73 feet** into said Lot #6 and along the North line of said Groux property to an iron pin (found) at the Northwest corner of said Groux property, passing an iron pin (found) at 2.61 feet;
 - #3- **thence S 01 21 40 E 235.57 feet** along the West line of said Groux property to the common line for said Lot #6 and for Lot #1 of said Monroe Duncan Subdivision, passing an iron pipe (found) at 235.28 feet;
 - #4- **thence N 90 00 00 W 861.88 feet** along the common line for said Lots #1 and #6 to the center of County Road #296 (Jersey Ridge Road), passing an iron pipe (found) at 831.99 feet;
 - #5- **thence N 01 15 50 E 65.60 feet** into said Lot #6 and along the center of said road to an unmarked point;
 - #6- **thence continuing along said road with a non-tangent curve to the right** having, a radius of 8247.78 feet, an arc length of 265.06 feet, and a **chord bearing N 06 21 00 E 265.05 feet** to an unmarked point;
 - #7- **thence continuing along said road with a non-tangent curve to the right** having, a radius of 1223.40 feet, an arc length of 211.62 feet, and a **chord bearing N 11 03 20 E 211.35 feet** to the Southwest corner of the E & M Caw property recorded in deed reference Deed Book Volume 930, Page 322;
 - #8- **thence S 78 07 50 E 175.00 feet** leaving said road and along the South line of said E & M Caw property to an iron pipe (found), passing an iron pipe (found) at 24.94 feet;
 - #9- **thence N 13 22 40 E 216.46 feet** along the East line of said E & M Caw property to an iron pin (found) at the Northeast corner of said E & M Caw property, also being the Southeast corner of the R Embree property recorded in deed reference Deed Book Volume 930, Page 324;

- #10- **thence N 13 21 10 E 192.91 feet** along the East line of said Embree property to an iron pin (found) at the Northeast corner of said Embree property;
- #11- **thence N 78 12 50 W 204.11 feet** along the North line of said Embree property to the center of said road, passing an iron pipe (found) at 178.18 feet;
- #12- **thence along said road with a non-tangent curve to the left** having, a radius of 388.60 feet, an arc length of 193.23 feet, and a **chord bearing N 10 16 10 W 191.24 feet** to the Southwest corner of the D Green property recorded in deed reference Deed Book Volume 1093, Page 447;
- #13- **thence N 80 16 30 E 502.45 feet** along the South line of said Green property to an iron pin (found) at the Southeast corner of said Green property, passing an axle (found) at 29.79 feet;
- #14- **thence N 00 40 20 W 105.28 feet** along the East line of said Green property to an iron pin (found) at the Northeast corner of said Green property, also being on the common line for said Lots #6 and #7;
- #15- **thence N 89 53 50 E 619.95 feet** along the common line for said Lots #6 and #7 to the place of beginning, **containing 29.315 acres.**

The bearings within the description are based on the South line of Lot #6 as described in deeds of the area. Bearings are shown in a format of Degrees, Minutes, and Seconds. 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 April 14, 1999, 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**
Copy
Charles R. Harkness PLS #6885

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY K. Buckley
5-5-99

300 0 300 600 900

GRAPHIC SCALE — FEET

Lot #7

Lot #8

F Beckert
DB Vol. 1140,
Page 281.

F Beckert
DB Vol. 1140, Page 279.

Total Surveyed Dist 1471.23
Plot 1495.56' (22.66 Chains)

Fence Line Not
Consistent with
Surveyed Line.

Corner established
by the best fit of
Plat-Deed-Survey-
Occupation-Parole
Evidence.

Encroachment by
adjoiner of driveway
and occupation.

Margaret Caw
DB Vol. 1102, Page 404.
Second Parcel of Tract Two
Parcel #17-82-02-53-000

Margaret Caw
DB Vol. 1102, Page 404.

Parcel #17-82-01-08-000

29.315 Acres

Lot #6

SURVEYOR'S NOTES & REFERENCES:

Muskingum County Tax Maps and
Orthophotos of the area. USGS Topo Map
(Zanesville West).

Note #1- The Northeast corner of Lot #6 is consistent with the majority of long term occupation and parole evidence for Lots #6 & #7.

Note #2- Survey data East of Lot #6 would place the NE corner of Lot #6 up to 16' West of the surveyed location.

3.28' West
of Lot Line

Total Surveyed Dist 1318.94'
Plot 1455.96' (22.06 Chains)

I Wilson Jr
DB Val. 103D,
Page 400.

Kingsview Sub. 19 & 20
PB 14, Pg

Donald Reynolds
DB Vol. 909,
Page 144.

Lot #7

Kings View Sub.
PB 14, Pg 19 & 20

CURVES ARE NON-TANGENT
COURSE BEARING DISTANCE

1 S 00°37'20"E 1084.53'
2 N 89°59'00"W 372.73'
Passing Iron Pin at 2.61'
3 S 01°21'40"E 235.57'
Passing Iron Pipe at 235.28'
4 N 90°00'00"W 861.88'
Passing Iron Pipe at 831.99'
5 N 01°15'50"E 65.60'
6 CUR RT R=8247.78' L=265.06'
CH N 06°21'00"E 265.05'
7 CUR RT R=1223.40' L=211.62'
CH N 11°03'20"E 211.35'
8 S 78°07'50"E 175.00'
Passing Iron Pipe at 24.94 feet
9 N 13°22'40"E 216.46'
10 N 13°21'10"E 192.91'
11 N 78°12'50"W 204.11'
Passing Iron Pipe at 178.18'
12 CUR LT R=388.60' L=193.23'
CH N 10°16'10"W 191.24'
13 N 80°16'30"E 502.45'
Passing Axle at 29.79'
14 N 00°40'20"W 105.28'
15 N 89°53'50"E 619.95'
16 N 89°53'50"E 216.12'
17 S 40°26'40"E 91.63'
18 S 38°17'50"E 73.30'
19 S 30°27'10"E 71.61'
20 CUR RT R=388.60' L= 193.23'
CH S 10°16'10"E 191.24'
21 S 03°04'40"W 110.48'
22 S 06°34'20"W 83.84'
23 S 10°55'00"W 79.62'
24 S 15°01'10"W 136.86'
25 CUR LT R=1223.40' L=211.62'
CH S 11°03'20"W 211.35'
26 CUR LT R=8247.78' L=265.06'
CH S 06°21'00"W 265.05'
27 S 01°15'50"W 65.60'
28 N 90°00'00"W 263.99'
Passing Iron Pin Set 21.38'
29 N 00°26'00"E 1317.24'
30 S 78°10'15"E 24.25'

LEGEND

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

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Muskingum, Township of Falls:

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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 and does not intend to show all or any easements of record, nor encroachments unless otherwise indicated.

Charles R. Harkness
P.S. #0815

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY K. Buckley

5-6-99

SURVEY FOR:

Margaret M. Caw

900 Jersey Ridge Road

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

SURVEYED: 4/14/1999

DRAWN: 4/17/1999

JOB: #911 DRAWING: Plat #01

SECTION: Lot #6 TWP: #1 RANGE: #8 TWP: Falls COUNTY: Muskingum OHIO