

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

Being **part of** Lot #240 of Licking View recorded in Plat Book 5, Page 97 of said county's plat records, further being part of the R & B Lavy property described in Official Record Volume 1558 Page 371 of said county's deed records, known as Muskingum County **Auditor's Parcel Number 17-84-01-46-000**, and more particularly described as follows;

Commencing at an unmarked point in the center of Licking Road (County Road #414) on the common line for Lots #229 and #240 of said Licking View; **THENCE North 18 degrees 42 minutes 10 seconds East 160.10 feet** leaving said road and along the common line for said Lots #229 & #240 to the common corner for Lots #229 & #240, being within the Licking River, passing an iron pin (set) at 20.79' and the mean high water line at 44.00 feet; **THENCE North 76 degrees 14 minutes 10 seconds East 619.60 feet** along a line of said Lot #240 and within Licking River to a corner of said Lot #240; **THENCE South 72 degrees 37 minutes 50 seconds East 117.78 feet** continuing along said Lot #240 and within Licking River to a corner of said Lot #240, being the Northeast corner of the R & B Lavy property recorded in Deed Book Volume 1156, Page 520 and the place of beginning for the property herein intended to be described;

- #1- **THENCE South 22 degrees 07 minutes 50 seconds East 173.04 feet** continuing along said Lot and within Licking River to an unmarked point;
- #2- **THENCE South 41 degrees 28 minutes 05 seconds West 197.96 feet** leaving said river and through said Lot #240 and Lavy property to an iron pin (set), passing the mean high water line for Licking River at 113.00 feet an iron pin (set) at 131.24 feet;
- #3- **THENCE North 71 degrees 41 minutes 55 seconds West 293.57 feet** continuing through said Lavy property to an iron pin (set) on a line of said Deed Book Volume 1156, Page 520;
- #4- **THENCE North 54 degrees 49 minutes 35 seconds East 46.91 feet** along a line of said Deed Book Volume 1156, Page 520 to an iron pin (found);
- #5- **THENCE South 68 degrees 28 minutes 05 seconds East 198.46 feet** continuing along said Deed Book Volume 1156, Page 520 to an iron pin (found);
- #6- **THENCE North 41 degrees 34 minutes 35 seconds East 130.91 feet** continuing along said Deed Book Volume 1156, Page 520 to an unmarked point on said mean high water line, passing an iron pin (found) at 69.18 feet;
- #7- **THENCE North 11 degrees 57 minutes 25 seconds East 167.97 feet** continuing along said Deed Book Volume 1156, Page 520 to the place of beginning, **containing 0.64 acres**, of which approximately 0.28 acres are within the banks of the Licking River.

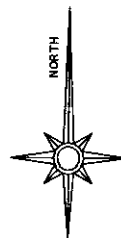
The bearings within this description are based on State Plane Coordinate Grid derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on October 24, 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**
Charles R. Harkness PLS #6885

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
11-6-2003

ADDRESS N/A
SUG



200 0 200 400 600

GRAPHIC SCALE - FEET

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

COURSE BEARING DISTANCE

- (T1) N 18°42'10"E 160.10'
PASSING PIN SET AT 20.79'
PASSING MHWL AT 44.00'
- (T2) N 76°14'10"E 619.60'
- (T3) S 72°37'50"E 117.78'
- (1) S 22°07'50"E 173.04'
- (2) S 41°28'05"W 197.96'
PASSING MHWL AT 113.00'
PASSING PIN SET AT 131.24'
- (3) N 71°41'55"W 293.57'
- (4) N 54°49'35"E 46.91'
- (5) S 68°28'05"E 198.46'
- (6) N 41°34'35"E 130.91'
PASSING PIN SET AT 69.18'
- (6) N 11°57'25"E 167.97'

SURVEYOR'S NOTES & REFERENCES NOT LISTED:

Muskingum County Tax Maps and Orthophotos of the area, 3-D TapoQuads by DeLorme (Ohio), Val Maps of the B & O Railroad, Survey of Lot #234 completed by Peter L. Dinan in January 1997, Survey of the Draughn property completed September 21, 1983 (by J Marshall). Deed References Book Volume and Page (350-492), (779-207), (827-127).

Note #1 (RIVER)—Licking View as platted includes portions of the Licking River.

Note #2—The right of way for the Southern Ohio Public Service Company Railroad crossing Lot #240 is described in Deed Book Volume 350, Page 492.

LEGEND

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

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DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

11-6-2003

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 intend to describe all or any easements, encroachments, or encroachments, unless otherwise indicated.

Charles R. Harkness, PLS #6885

SURVEY FOR:

Bob Lavy

Licking Road, Zanesville, Ohio 43701

SURVEY DATE: 10/24/2003

DRAWN DATE: 11/04/2003

LOT: #240 TWP: R: 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 #1315

DRAWING / SHEET NUMBER

Plat #02

