

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;

- Beginning at the unmarked common corner for Lots #240 and #331A of said Licking View;
- #1- **THENCE North 54 degrees 53 minutes 50 seconds West 247.14 feet** along a line for said Lot #240 to an unmarked corner;
 - #2- **THENCE North 54 degrees 07 minutes 50 seconds West 233.63 feet** continuing along said Lot #240 to an unmarked corner;
 - #3- **THENCE North 55 degrees 23 minutes 50 seconds West 623.53 feet** continuing along said Lot #240 to an unmarked point on a line for the M & J Draughn property recorded in Official Record Volume 1526, Page 985;
 - #4- **THENCE North 32 degrees 16 minutes 40 seconds East 12.16 feet** along a common line for said Lavy and Draughn properties to an unmarked point in the center of Licking Road (County Road #414)
 - #5- **THENCE North 56 degrees 11 minutes 45 seconds West 141.07 feet** along said road and common line for said Lavy and Draughn properties to an unmarked point;
 - #6- **THENCE along a curve to the right having, a chord bearing North 55 degrees 01 minutes 30 seconds West 74.66 feet**, a radius of 1826.91 feet, and arc length of 74.67 feet, for said road and common line for said Lavy and Draughn properties to an unmarked point;
 - #7- **THENCE North 38 degrees 35 minutes 55 seconds East 85.46 feet** leaving said road and through said Lavy property to an iron pin (set), passing an iron pin (set) at 22.47 feet;
 - #8- **THENCE North 23 degrees 23 minutes 15 seconds West 78.95 feet** continuing through said Lavy property to an iron pin (set);
 - #9- **THENCE North 41 degrees 28 minutes 05 seconds East 334.66 feet** continuing through said Lavy property to a point on a line of said Lot #240 located within the Licking River, passing iron pins (set) at 136.70 feet and 203.42 feet, and the mean high water line at 221.66 feet;
 - #10- **THENCE South 22 degrees 07 minutes 50 seconds East 518.37 feet** along a line for said Lot #240 and within Licking River to a Lot corner;
 - #11- **THENCE South 46 degrees 29 minutes 50 seconds East 418.73 feet** continuing along said Lot #240 and within Licking River to a Lot corner;
 - #12- **THENCE South 62 degrees 59 minutes 50 seconds East 434.50 feet** continuing along said Lot #240 and within Licking River to the common corner for said Lot #240 and for Lot #223 of said Licking View;
 - #13- **THENCE South 15 degrees 41 minutes 10 seconds West 196.29 feet** leaving Licking River and along the common line for said Lots #240, #223, and #331A to the place of beginning, passing the mean high water line at 128.23 feet, iron pins (set) at 140.23 feet and 165.23 feet, and the common corner for said Lots #223 and #331A at 181.50 feet, said common corner being the center of said Licking Road, **containing 6.43 acres**, of which approximately 3.5 acres are within the banks of the Licking River.

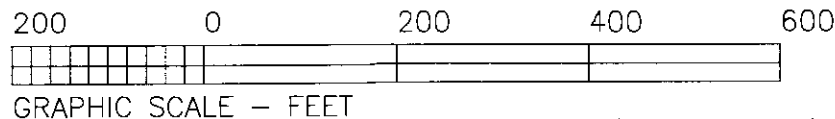
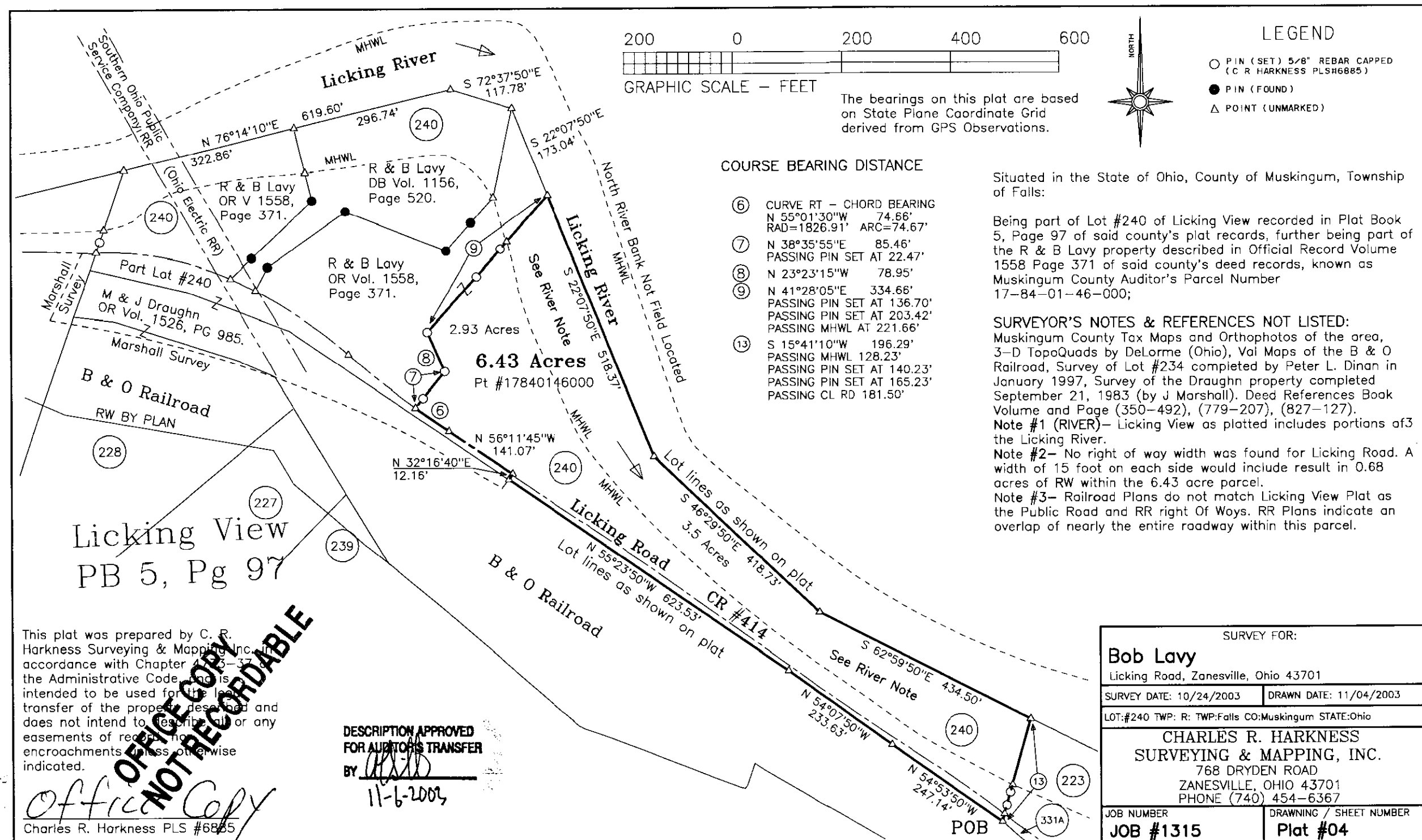
The bearings within this description are based on State Plane Coordinate Grid derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

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.

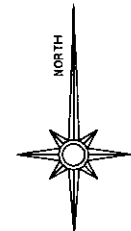
*OF OFFICE COPY
NOT RECORDABLE*
Charles R. Harkness PLS #6885

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

17-84-01-46-000
2695 LICKING RD



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



LEGEND

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

COURSE BEARING DISTANCE

- ⑥ CURVE RT - CHORD BEARING
N 55°01'30"W 74.66'
RAD=1826.91' ARC=74.67'
- ⑦ N 38°35'55"E 85.46'
PASSING PIN SET AT 22.47'
- ⑧ N 23°23'15"W 78.95'
- ⑨ N 41°28'05"E 334.66'
PASSING PIN SET AT 136.70'
PASSING PIN SET AT 203.42'
PASSING MHWL AT 221.66'
- ⑬ S 15°41'10"W 196.29'
PASSING MHWL 128.23'
PASSING PIN SET AT 140.23'
PASSING PIN SET AT 165.23'
PASSING CL RD 181.50'

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SURVEYOR'S NOTES & REFERENCES NOT LISTED:

Muskingum County Tax Maps and Orthophotos of the area, 3-D TopoQuads 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- No right of way width was found for Licking Road. A width of 15 foot on each side would include result in 0.68 acres of RW within the 6.43 acre parcel.
Note #3- Railroad Plans do not match Licking View Plat as the Public Road and RR right Of Ways. RR Plans indicate an overlap of nearly the entire roadway within this parcel.

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 473-37 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 or any encroachments unless otherwise indicated.

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY *[Signature]*
11-6-2003

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	DRAWING / SHEET NUMBER
JOB #1315	Plat #04

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Charles R. Harkness PLS #6885