

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 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;
- #1- 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;
 - #2- THENCE North 76 degrees 14 minutes 10 seconds East 322.86 feet** along a line of said Lot #240 and within Licking River to the Northwest corner of the R & B Lavy property recorded in Deed Book Volume 1156, Page 520;
 - #3- THENCE South 13 degrees 45 minutes 50 seconds East 137.82 feet** leaving said river and along a line of said Deed Book Volume 1156, Page 520 to an iron pin (found), passing the mean high water line at 85.20 feet;
 - #4- THENCE South 46 degrees 38 minutes 50 seconds West 207.84 feet** continuing along said Deed Book Volume 1156, Page 520 to the center of said Licking Road, passing an iron pin (found), at 153.47 feet;
 - #5- THENCE along a curve to the left having**, a chord bearing North 78 degrees 58 minutes 00 seconds West 251.23 feet, a radius of 537.91 feet, and arc length of 253.57 feet, for said road and common line for said Lavy property and for the M & J Draughn property recorded in Official Record Volume 1526, Page 985 to the place of beginning, **containing 1.58 acres**, of which approximately 0.58 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 ASB
11-6-2003

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 #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.

Note #3— No right of way width was found for Licking Road. A width of 15 foot on each side would result in 0.09 acres of RW within the 1.58 acre parcel.

○ PIN (SET) 5/8" REBAR CAPPED
(C R HARKNESS PLSH6885)
● PIN (FOUND)
△ POINT (UNMARKED)

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DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *asb*

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 475-37 of the Administrative Code, and is intended to be used for a legal transfer of the property described and does not intend to describe all or any easements of record nor encroachments unless otherwise indicated.

Chambers, 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 #01

