

4106 W. PIKE

DESCRIPTION OF SURVEY FOR IVA SINGLETON

JOB #306

Situated in the State of Ohio, County of Muskingum, Township of Falls, Quarter Township #3, Township #1, Range #8, of the US Military District:

Parcel #1

Being all of Parcel #1 of the prior deed reference Volume 544, Page 490, being a 1 acre tract, also being all of Muskingum County Auditor's Parcel Number 17-17-92-01-01-000 and more particularly described as follows:

Beginning at the Northwest corner of Lot #4 of Hills and Dales Estates recorded in Plat Book 7, Page 5A, also being on the South right-of-way (old location) of US Route #40; thence along the West line of said Lot #4 S 02 37 47 W 85.24 feet to an iron pin (set) on the South right-of-way (existing location); thence continuing along the West line of said Lot #4 S 02 37 47 W 251.82 feet to an iron pin (set) at the Southwest corner of said Lot #4; thence S 70 17 22 W 108.19 feet to an iron pin (set); thence N 01 33 52 E 287.69 feet to an iron pin (set) on said South right-of-way of US Route #40 (existing location), passing an axle (found) at the Southeast corner of the property described in deed reference Volume 835, Page 126 at 88.24 feet; thence continuing N 01 33 52 E 114.81 feet to the center of US Route #40 (old location); thence along the center line of said US Route #40 (old location) N 83 51 46 E 108.82 feet; thence S 02 37 47 W 40.83 feet to the place of beginning containing 0.294 acres within the right-of-way for US Route #40 and 0.638 acres free of said US Route #40 for a total of 0.932 acres.

Parcel #2

Being Lot #4 of Hills and Dales Estates, recorded in Plat Book 7, Page 5A, also being all of Muskingum County Auditor's Parcel Number 17-17-92-01-02-000, Lot #4 contains 0.391 acres within US Route #40, and 0.891 acres free of said US Route #40, for a total of 1.282 acres.

The bearings within this description are based on a Solar Observation (local Hour Angle Method) completed on the property. Iron pins (set) are 5/8" rebar with aluminum identification caps (C.R.Harkness R.S.6885).

This description was written by Charles R. Harkness Registered Surveyor #6885 from an actual survey completed on July 25, 1989, and is intended to be used for the legal transfer of the property described and does not intend to describe all of any encroachments of record, nor encroachments unless otherwise indicated.

OFFICE COPY  
NOT RECORDABLE  
Copy

Charles R. Harkness RS #6885

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. L. Danaher  
7-26-89

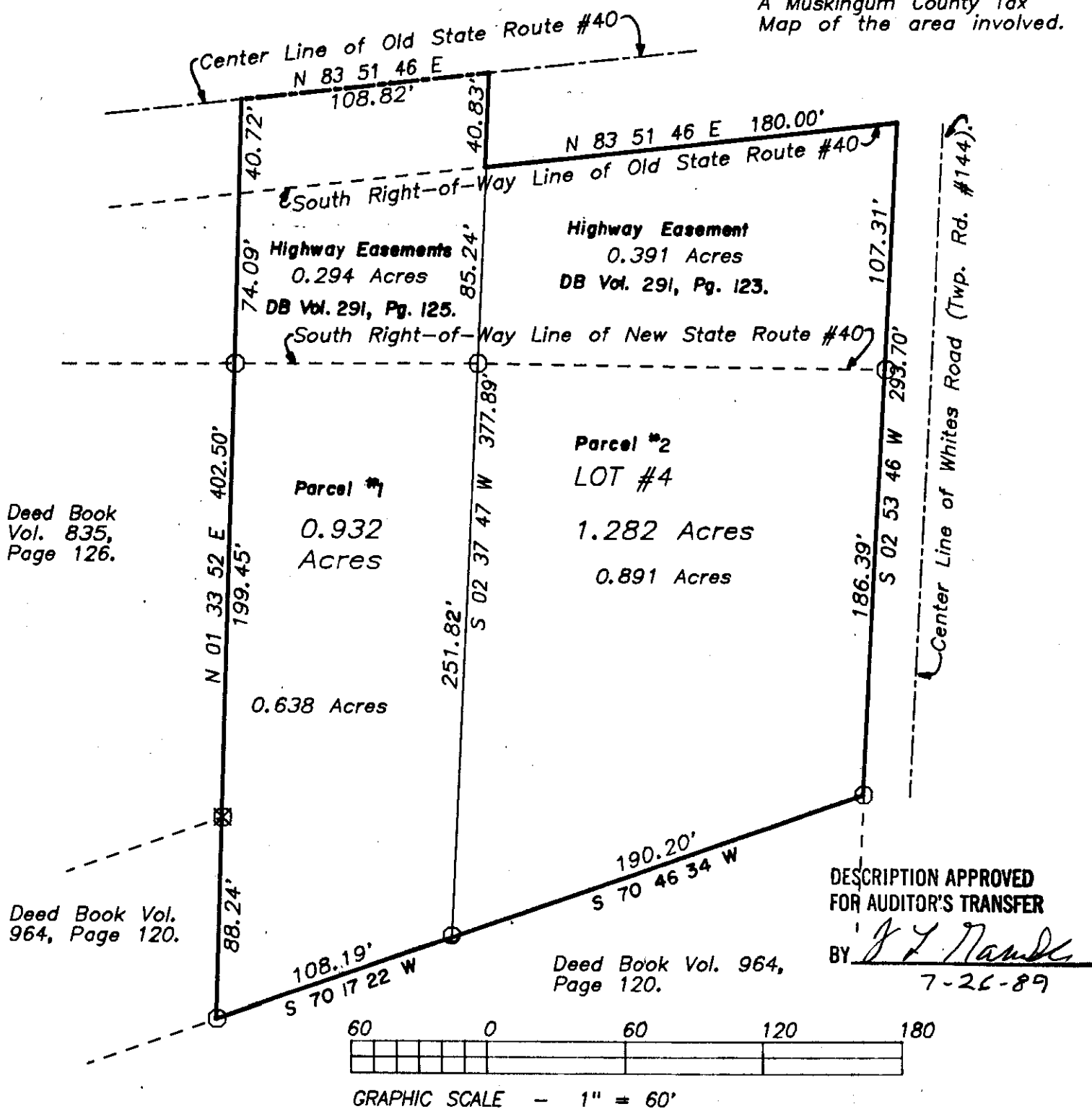
JOB #306  
PLAT #01

Situated in the State of Ohio, County of  
Muskingum, Township of Falls, Quarter  
Township #3, Township #1, Range #8, of the  
US Military District:

Being all of the prior deed reference Vol. 544, Page 490, Parcel #1- being a 1 Acre Tract, Parcel #2- being Lot #4 of Hills and Dales Estates, recorded in Plat Book 7, Page 5A, also being all of Muskingum County Auditor's Parcel Numbers 17-17-92-01-01-000 (being the 1 Acre Tract), and 17-17-92-01-02-000 (being Lot #4).

- ☐ POST (FOUND)
- ☒ AXLE (FOUND)
- ☐ IRON PIPE (FOUND)
- ☐ IRON PIN (FOUND)
- ☐ RAILROAD SPIKE (FOUND)
- ☐ NAIL (FOUND)
- ☐ IRON PIN (SET) 5/8" REBAR  
WITH ALUMINUM IDENTIFICATION  
CAP (C.R. HARKNESS R.S. 6885).

Deed Books Vol. & Page  
(733-29), (975-107).  
Highway Plans for State  
Route #40.  
A Muskingum County Tax  
Map of the area involved.



This survey plat was prepared by Charles R. Harkness Registered Surveyor #6885 from an actual survey completed July 25, 1989, 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.

OFFICE COPY  
NOT RECORDABLE  
Charles R. Harkness RS #6885