

## DESCRIPTION OF SURVEY FOR LAWRENCE ARNOLD

JOB#2893-2

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

Being part of Lot 3 of Thomas Williams Subdivision referenced as Record Book "X", Page 459 of the Common Pleas Court Records (Now Muskingum County Records Retention) and recorded in Muskingum County Recorder's Plat Book 17, Page 54, further being part of Quarter Township 3, Township 1, Range 8, of the US Military District, further **being part of** the Lawrence H Arnold and Marilyn N Arnold property recorded in **Deed Book Volume 571, Page 143** of said county's deed records, further **being part of** Muskingum County Auditor's **Parcel Number 17-82-02-16-000**, and more particularly described as follows;

Commencing at an iron pin (found capped 7529 Hyde) at the common corner for Lots 3 and 4 of said Thomas Williams Subdivision;

**TIE-1 THENCE South 88 degrees 21 minutes 56 seconds East 269.46 feet** along the common line for said Lot 3 and for Lot 3 of Monroe and Duncan's Subdivision recorded in Deed Book "P", page 519 to an iron pin (found 1/2" rebar) at the common corner for Lots 2 and 3 of said Monroe and Duncan's Subdivision;

**TIE-2 THENCE South 88 degrees 29 minutes 21 seconds East 483.28 feet** along the common line for said Lot 3 of Thomas Williams Subdivision and Lot 2 of Monroe and Duncan's Subdivision to an iron pin (found 1/2" rebar) at a common corner for the Board of Education of West Muskingum School District property recorded in Deed Book Volume 508, Page 538, and Official Record Volume 1731, Page 5, and Official Record Volume 1805, Page 227 and for the Tara J Hixon and Zachary T Hixon property recorded in Official Record Volume 2837, Page 434, and for the John Unger III and Pamela S Unger property recorded in Official Record Volume 2974, Page 97;

**TIE-3 THENCE South 88 degrees 10 minutes 15 seconds East 121.06 feet** continuing along said Lots and along said Hixon and Unger property to an iron pin (found) at a corner of the Robert A Hall property recorded Official Record Volume 2513, Page 7;

**TIE-4 THENCE South 01 degrees 36 minutes 12 seconds West 1055.55 feet** into Lot 3 of Thomas Williams subdivision and common line for said Hixon and Hall properties to an iron pin (set) a common corner for said Hixon and Arnold properties;

**TIE-5 THENCE South 01 degrees 36 minutes 12 seconds West 88.80 feet** along a common line for said Arnold and Hall properties to an iron pin (set) at the place of beginning for the property herein intended to be described, passing an iron pipe (found) at 20.56 feet;

**#1- THENCE South 01 degrees 36 minutes 12 seconds West 329.36 feet** continuing along said Arnold and Hall properties to an unmarked point in the Old Centerline of US Route 40, passing an iron pin (set) at 288.96 feet;

**#2- THENCE South 83 degrees 30 minutes 38 seconds West 108.22 feet** along said old centerline to an unmarked corner of said Hixon property;

**#3- THENCE North 01 degrees 43 minutes 03 seconds East 344.61 feet** leaving said old centerline, and along said Arnold and Hixon properties to an iron pin (set) at a corner of previous surveyed 0.20 Acre parcel, to date not transferred to adjoiner Hixon, passing an iron pin (set) at 40.42 feet;

**#4- THENCE South 88 degrees 23 minutes 48 seconds East 106.46 feet** crossing said Arnold property and along the South line of said previous surveyed 0.20 acre parcel to the place of beginning, **containing 0.83 acres**, of which 0.10 acres are within the right of way for US Route 40.

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. See Plat for META Data. Iron pins (set) are 5/8" rebar 30 inches long with identification cap (C.R.Harkness P.S.6885).

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on October 10, 2024 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 any apparent easements nor easements of record, unless otherwise indicated.



**OFFICE COPY**  
*Charles R. Harkness*  
**NOT RECORDABLE**

DESCRIPTION

APPROVED

By: *D.M. Barnhard*

10-22-2024