

25-40-41-21-004

DESCRIPTION OF SURVEY FOR RONALD L ZWAHLEN AND GENNY ZWAHLEN

JOB#2253

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

Being part of Lot 3, of Quarter Township 3, of Township 1, Range 9, of the US Military District, **being part of** the Ronald L Zwahlen and Genny Zwahlen property recorded in Official Record Volume 2608, Page 156, of said county's deed records, further being part of Muskingum County **Auditor's Parcel Number 25-40-41-21-000**, and more particularly described as follows;

Commencing at an iron pin (found) at the common corner for Lots 3, 4, 11, & 12 of said Quarter Township 3;

- TIE-1** THENCE South 87 degrees 43 minutes 45 seconds East 1553.84 feet along the common line for said Lots 3 and 4 to an unmarked point in the centerline of Flint Ridge Road (County Road 8), passing iron pins (found) at 1317.01 feet and 1523.84 feet;
- TIE-2** THENCE along a curve to the right having, a chord bearing South 24 degrees 51 minutes 25 seconds East 209.57 feet, a radius of 592.78 feet, and arc length of 210.68 feet, into said Lot 3 and along said road to an unmarked point;
- TIE-3** THENCE South 14 degrees 40 minutes 30 seconds East 119.84 feet continuing along said road to an unmarked point;
- TIE-4** THENCE along a curve to the left having, a chord bearing South 20 degrees 30 minutes 40 seconds East 86.18 feet, a radius of 423.74 feet, and arc length of 86.33 feet, continuing along said road to an unmarked corner of the Kevin Eby Sr. and Wendy Eby property recorded in Official Record Volume 2224 Page 940;
- TIE-5** THENCE South 41 degrees 03 minutes 41 seconds West 352.77 feet leaving said road and along a line of said Eby property to an iron pin (found) at the place of beginning for the property herein intended to be described, passing an iron pin (found) at 54.32 feet;
- #1-** THENCE South 39 degrees 14 minutes 34 seconds East 205.27 feet continuing along said Eby property to an iron pin (found);
- #2-** THENCE North 40 degrees 44 minutes 17 seconds East 339.97 feet continuing along said Eby property to an unmarked point in the centerline of Flint Ridge Road, passing an iron pin (found) at 277.57 feet;
- #3-** THENCE South 38 degrees 06 minutes 55 seconds East 49.58 feet along said road and common line for said Zwahlen property and for the Timothy Shenk and Naomi Shenk property recorded in Official Record Volume 2556, Page 355 to a railroad spike (found) at a corner of the Jerome Gorgan Smith and Audrey A Smith property recorded in Official Record Volume 2127, Page 188;
- #4-** THENCE South 38 degrees 53 minutes 30 seconds East 87.90 feet continuing along said road and along said Zwahlen and Smith properties to an unmarked point;
- #5-** THENCE South 35 degrees 13 minutes 52 seconds East 61.02 feet continuing along said road and properties to an unmarked corner of the Larry L Caldwell property recorded in Deed Book Volume 1054, Page 348;
- #6-** THENCE South 02 degrees 48 minutes 31 seconds West 973.72 feet leaving said road and along said Zwahlen and Caldwell properties to an iron pin (found) on the common line for Lots 2 and 3 of said Township and Range also being on the North line of the Robert M Miller II Trustee property recorded in Official Record Volume 2376, Page 81, passing an iron pin (found) at 30.54 feet;
- #7-** THENCE North 87 degrees 37 minutes 47 seconds West 652.14 feet along said Lot line and common line for said Zwahlen and Miller properties to a stone (found);
- #8-** THENCE North 87 degrees 37 minutes 47 seconds West 132.12 feet continuing along said Lot line and through said Zwahlen property to an iron pin (set);
- #9-** THENCE North 06 degrees 18 minutes 33 seconds East 294.77 feet into said Lot 3 and continuing through said Zwahlen property to an iron pin (set);
- #10-** THENCE North 00 degrees 02 minutes 17 seconds East 283.12 feet continuing through said Zwahlen property to an iron pin (set);
- #11-** THENCE North 37 degrees 38 minutes 36 seconds East 533.78 feet continuing through said Zwahlen property to the place of beginning, **containing 16.31 acres**, of which 0.12 acres are within the right of way for Flint Ridge Road (County Road 8).

The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) 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 November 3, 2015 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
Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED
By: *[Signature]* 11/19/2015

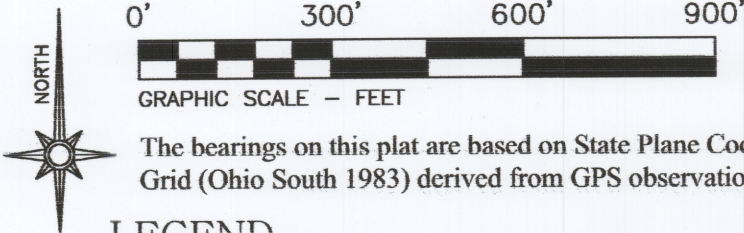


APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]

11/23/15
Date

Fee Paid

25-40-41-21-004 A



LEGEND

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

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SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Previous surveys completed by Charles R Harkness PLS #6885 (Job 2117 dates 12-13-13), (Job 1777 dated 5-20-09) and (Job 1538 dated 9-25-06).

Note #1- Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined with adjacent Auditor's Parcel Number 24-40-41-21-002.

Note #1- No right of way width was found for Flint Ridge Road (County Road 8), 50 feet wide was used to calculate the area within the right of way, 0.12 acres.

Note #2- Existing Oil/Gas Well Lease Road crosses the surveyed 16.31 acre parcel.

Note #3- Easement recorded in Official Record Volume 2224, Page 940.

DESCRIPTION
APPROVED
By: *[Signature]* 11/19/15

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 parcel surveyed and does not show any apparent easements nor easements of record, unless otherwise indicated.

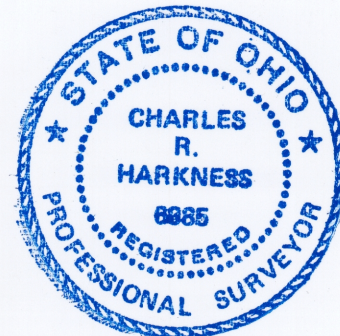
OFFICE COPY
[Signature]
Charles R. Harkness PLS #6885

SURVEY FOR:
Ronald L & Genny Zwahlen

SURVEYED: 11-12-2015 | DRAWN: 11-15-2015

C R HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD,
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122

JOB NUMBER: Job#2253 | DRAWING / SHEET # Plat #01



Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department
[Signature] 11/23/15
Date

CURVE	CHORD BEAR	CHORD LEN	RADIUS	ARC LEN
C1	S 24°51'25" E	209.57'	592.78'	210.68'
C2	S 20°30'40" E	86.18'	423.74'	86.33'
C3	S 32°13'50" E	86.88'	423.74'	87.03'

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]

11/23/15 Date | Fee Paid

