

DESCRIPTION OF SURVEY FOR ROBERT & SHALAH JAMES

JOB#2178

Situated in the State of Ohio, County of Muskingum, Village of Dresden:

Being part of Out Lot 13 of the Village of Dresden as recorded in Plat Book "A-O", Page 100, further being all of the Robert James and Shala James property recorded in Official Record Volume 2455, Page 626 of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 33-30-04-06-000, and more particularly described as follows;

Beginning at a survey spike (set) at the Southeast corner of said Out Lot 13, further being an intersection of right of way for Cass and Seventh Streets, and within the asphalt portion of Seventh Street;

- #1- THENCE South 67 degrees 31 minutes 38 seconds West 94.75 feet along the North right of way of Seventh Street and South line of said Out Lot 14 to the unmarked Southeast corner of the Karen J Wilson and Kathy A Denecke property recorded in Official Record Volume 1884, Page 298;
- #2- THENCE North 23 degrees 29 minutes 30 seconds West 210.22 feet leaving said right of way, into said Out Lot 13, and along the common line for said James and Wilson/Denecke properties to an iron pin (set) on the South line of the Eric S Williams and Karrie R Williams property recorded in Official Record Volume 1671, Page 1;
- #3- THENCE North 67 degrees 31 minutes 38 seconds East 96.16 feet along the common line for said James and Williams properties to an iron pin (found) on the West right of way of said Cass Street and East line of said Out Lot 13, further being a common corner for said James and Williams properties;
- #4- THENCE South 23 degrees 06 minutes 29 seconds East 210.20 feet along said West right of way, East line of Out Lot 13, and line of said James property to the place of beginning, containing 0.46 acres.

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).

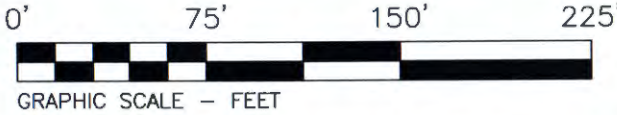
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on September 12, 2014 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.

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Charles R. Harkness
Charles R. Harkness PLS #6885



DESCRIPTION APPROVED
By: *[Signature]* 9/12/14

33-30-04-06-000 A



LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)
- ⚡ SURVEY SPIKE (SET)
- FENCE (OCCUPATION)

The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

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SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area.


Note #1- The plat of Dresden has been recorded and copied several times including (DB "E", Page 452), (PB "A-O", Page 59), (PB "A-O", Page 100), (PB 1, Page 24), (PB 2, Page 9), (DB "I", Page 673). Plat Book "A-O", Page 100 was the earliest recorded found that included Out Lot 13.

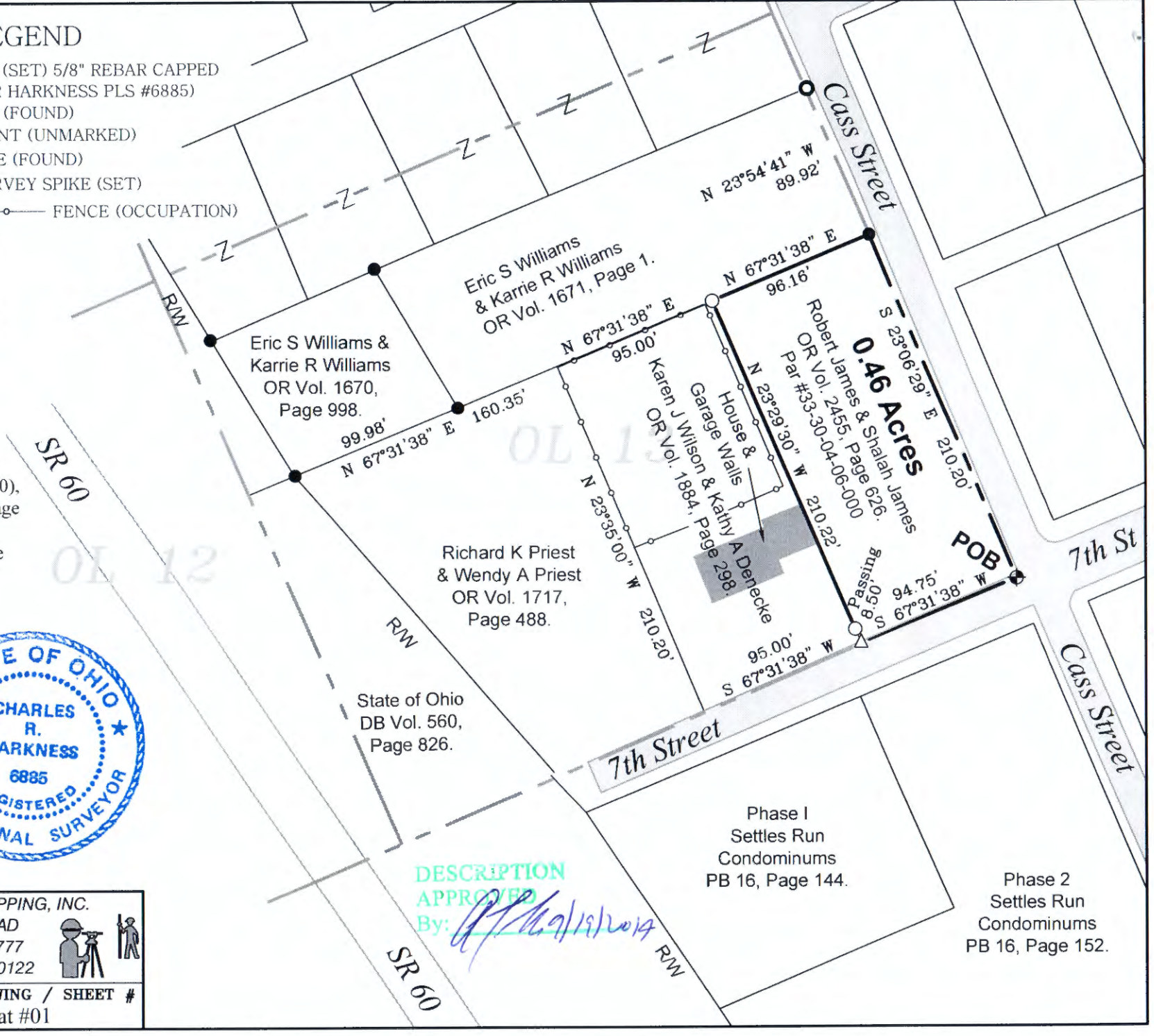
Note #2- Survey monuments found in blocks North, East and South of the surveyed property are not consistent with the longtime occupation and surveys within the South half of Out Lot 13.

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.



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Charles R. Harkness PLS #6885

SURVEY FOR: Robert James & Shalah James		 HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 9/12/14	DRAWN: 9/12/14	JOB NUMBER Job#2178	DRAWING / SHEET # Plat #01



DESCRIPTION APPROVED
By: *[Signature]* 9/12/14

Phase I
Settles Run
Condominiums
PB 16, Page 144.

Phase 2
Settles Run
Condominiums
PB 16, Page 152.