

~~38-30-03-22-004~~

38-30-03-22-004

DESCRIPTION OF SURVEY FOR BRUNER LAND COMPANY, INC.

JOB#2407-1

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

Being part of Quarter Township 3, Township 3, Range 7, of the US Military District, further **being part of** the Bruner Land Company, Inc. property recorded in **Official Record Volume 2725, Page 330** of said county's deed records, further **being part of** Muskingum County Auditor's Parcel Number **38-30-03-22-002**, and more particularly described as follows:

Commencing at a stone (By Deed) at the Northeast corner of said Quarter Township 3:

- TIE-1 THENCE South 01 degrees 34 minutes 30 seconds West 4972.12 feet** (By Deed) along the East line of Quarter Township 3 to an aluminum monument;
- TIE-2 THENCE South 01 degrees 50 minutes 00 seconds West 610.39 feet** (By Deed) continuing along said Quarter Township line to an iron pin;
- TIE-3 THENCE North 88 degrees 57 minutes 04 seconds West 2657.12 feet** (By Deed) into said Quarter Township 3 and common line for the State of Ohio Department of Natural Resources property recorded in Deed Book Volume 1130, Page 775 and the William J Vance Trustee property recorded in Official Record Volume 2202, Page 677 to a stone (found) at a common corner of said State of Ohio and Vance properties, also for the Aden H Yoder and Ella D Yoder property recorded in Official Record Volume 2725, Page 335;
- TIE-4 THENCE North 88 degrees 08 minutes 55 seconds West 3541.19 feet** along a common line for said State of Ohio and Yoder properties to an aluminum monument (found);
- TIE-5 THENCE South 15 degrees 10 minutes 44 seconds East 1148.08 feet** continuing along said properties to an iron pin (found) at the Northwest corner of the David C Graves and Amy L Graves property recorded in Official Record Volume 2589, Page 428;
- TIE-6 THENCE South 15 degrees 10 minutes 44 seconds East 208.71 feet** along a common line for said State of Ohio and Graves properties to an iron pin (found) at the Southwest corner of said Graves property and place of beginning for the property herein intended to be described;
- #1- THENCE North 80 degrees 58 minutes 00 seconds East 419.83 feet** along said Graves property to an iron pin (found) at the Southeast corner of said Graves property, passing the centerline of Copeland Woods Road (Township Road 157) at 28.00 feet;
- #2- THENCE North 15 degrees 10 minutes 44 seconds West 208.71 feet** continuing along said Graves property to an iron pin (found) at the Northeast corner of said Graves property;
- #3- THENCE South 72 degrees 49 minutes 19 seconds East 506.66 feet** along a common line for said Bruner property and for the Aden H Yoder and Ella D Yoder property recorded in Official Record Volume 2725, Page 335 to an iron pin (found);
- #4- THENCE South 34 degrees 12 minutes 45 seconds West 89.59 feet** along a common line for said Bruner property and for the Robert B Vernon and Bobbi J Vernon property recorded in Official Record Volume 2725, Page 552 to an iron pin (found);
- #5- THENCE South 11 degrees 34 minutes 16 seconds West 486.01 feet** continuing along said properties to an iron pin (found);
- #6- THENCE South 68 degrees 57 minutes 53 seconds West 561.58 feet** crossing said Bruner property to an iron pin (set) on the common line for said Bruner property and for said State of Ohio property, passing iron pins (set) at 421.58 feet and 521.58 feet, and the centerline of Copeland Woods Road at 549.58 feet;

38-30-03-22-004A

DESCRIPTION OF SURVEY FOR WILLIAM J VANCE TRUSTEE

JOB#2407-1

- #7- **THENCE North 15 degrees 10 minutes 44 seconds West 657.00 feet** along said Bruner and State of Ohio properties to the place of beginning, **containing 10.25 acres**, of which 0.56 acres are within the right of way of Copeland Woods Road (Township Road 157).

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 May 24, 2017 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
NOT RECORDED
Charles R. Harkness PLS #6885

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

7/17/2017

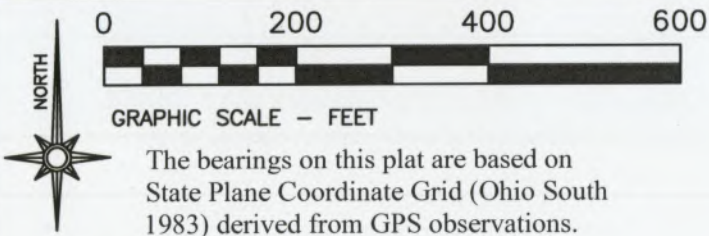
Date

Fee Paid



DESCRIPTION
APPROVED
By: [Signature]

38-30-03-22-004 B



LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- ⊙ ALUMINUM MONUMENT (FOUND)
- ⊞ STONE (FOUND) MARKED

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

SURVEYS 1 & 2 Equals All of Parcel Number 38-30-03-22-002

Being part of Quarter Township 3, Township 3, Range 7, of the US Military District, further being all of the Bruner Land Company Inc. property recorded in Official Record Volume 2725, Page 330 of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 38-30-03-22-002:

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Tie courses (By Deed) are by prior deed as shown by Jack D Newcome PLS #7321. Previous survey of the William J Vance Trustee property completed by Charles R Harkness PLS #6885 (Job 2387 dated 3/27/17).

Note #1- Right of way width for Copeland Woods Road listed as 40 feet.

Approved For Transfer
On Lot Sewage Proposed
Date 7.14.17

Mat H
Zanesville-Muskingum County
Health Department



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
NOT RECORDABLE
Charles R. Harkness PLS #6885

State of Ohio Department
of Natural Resources
DB Vol. 1130, Page 775.

State of Ohio Department
of Natural Resources
DB Vol. 1130, Page 775.

State of Ohio Department
of Natural Resources
DB Vol. 1130, Page 775.

Aden H Yoder
and Ella D Yoder
OR Vol. 2725,
Page 335.

David C Graves
& Amy L Graves
OR Vol. 2589,
Page 428.

William J Vance Trustee
OR Vol. 2202, Page 677.

Aden H Yoder
and Ella D Yoder
OR Vol. 2725,
Page 335.

10.25 Acres

Bruner Land Company, Inc.
OR Vol. 2725, Page 330.
Part of Parcel Number
38-30-03-22-002

Robert B Vernon
& Bobbi J Vernon
OR Vol. 2725, Page 552.

10.26 Acres

Bruner Land Company, Inc.
OR Vol. 2725, Page 330.
Part of Parcel Number
38-30-03-22-002

DESCRIPTION
APPROVED
By: [Signature]

SURVEY FOR:
**Bruner Land
Company, Inc.**



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



SURVEYED: 5/24/17

DRAWN: 5/24/17

JOB NUMBER
Job#2407

DRAWING
Plat #01

Heather Ann Stafford
& Eric James Stafford
OR Vol. 2703, Page 679.

(TR#157)