

44-48-01-02-000

**Violet Kovaleski**  
**All parcel 44-48-01-02-000**  
**0.555 ac.**

Situated in the State of Ohio, County of Muskingum, Township of Muskingum:  
Being in the Northeast Quarter of Section 22, Township 2, Range 8 of the United States  
Military Lands and the same property recorded in the name of Richard Kovaleski with life  
estate to Violet Kovaleski in Volume 1925, Page 372 ( better description Vol. 484, Pg. 61 ) of  
the deed records of said Muskingum County , Ohio:

Commencing at the Southeast corner of said Northeast Quarter of Section 22; thence  
**N 88°07'53" 818.00** feet by deed ( the base of bearings for this description is state plane grid  
from a solar observation ) along Richvale Road ( Co. Rd. 3 ) to a point at the true place of  
beginning for the following described parcel; thence continuing **N 88°07'53" W** along said  
road

**109.92** feet to a point; thence **N 2°01'22" E** along the east line of property owned by Roger  
and Patsy Bronkar ( Vol. 1969, Pg. 45 ) and along the east line of a 15 foot easement on said  
property a distance of **220.00** feet to an iron pin reset and passing through an axle found at  
**18.03** feet; thence **S 88°07'18" E** along the south line of property owned by Deborah Greiner  
( Vol. 1095, Pg. 595 ) a distance of **109.87** feet to an axle found; thence **S 2°00'31" W** along  
property owned by the Bunting Brothers Farms, LLC. ( Vol. 2158,786 ) a distance of **219.98**  
feet to the true place of beginning and passing through an iron pin set at **189.98** feet  
containing **0.555** of an acre.

All of Auditors Parcel No. 44-48-01-02-000.

Subject to all legal right of ways and easements on record.

All iron pin set are 5/8"x 30" rebar capped Graves No. 5792.

Description was written August 30, 2013 from a field survey written by Richard Max Graves  
Registered Surveyor No. 5792.

**OFFICE COPY**  
*Richard Max Graves*  
**NOT RECORDABLE**



DESCRIPTION

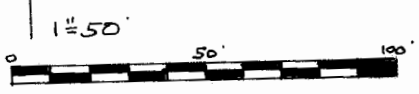
APPROVED

By: *[Signature]* 9/9/2013

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BASE OF BEARINGS IS STATE PLANE  
GRID FROM A SOLAR OBSERVATION

0 5/8 X 30" IRON PIN SET CAPPED GRAVES #5792.  
● IRON PIN FD. CAPPED C.R. HARKNESS #6885  
⊗ IRON PIN FD. NO CAP  
⊗ AXLE FOUND  
○ PIN RESET



REFERENCE LIST  
V. 1925, P. 372 NOTE: LINE LEFT OUT  
V. 484, P. 61 correct description  
2 surveys by C.R. Harkness #6885  
survey by W.J. Biedenbach #5718  
usgs map-dresden quad  
Auditors Aerial Photos & tax maps

19 | 20  
22 | 21  
N. 87° 34' 55" W.  
B 17.21  
L.P. DINAN Survey

Roger & Patsy  
Bronkar  
1969, P. 45

DEBORAH GREINER  
1095 595  
0.68 AC.

NAD 83 coordinates  
N. 737,524.36  
E. 2,100,400.72  
EL. 826.44 using CO.  
mon. 06-101, 8-30-13

BUNTING  
BROTHERS  
FARMS LLC  
2158-786

MAP SHOWING SURVEY OF 0.555 OF AN  
ACRE FOR VIOLET KOVALESKI 1925, P. 372  
IN THE N.E. QTR. SEC. 22, TWP. 2,  
RANGE 8 UNITED STATES MILITARY LANDS  
MUSKINGUM TWP. MUSKINGUM CO., OHIO

ALL PAR. 44-48-01-02-000

N. 2° 01' 22" E  
220.00'

HOUSE &  
Garage

S. 87° 40' 56" E.  
250.67'

NAD 83 coordinates  
N. 737,272.57  
E. 2,100,384.39  
EL. 834.96 using county  
mon. 06-101 on 8-30-13

N. 88° 07' 53" W.  
109.92'

OAKWOOD NORTH #  
P.B. 12, Pg. 49

S.E. COR.  
N.E. QTR. SEC. 22  
N. 88° 07' 53" W. 818-DEED

RICHVALE ROAD

RICHARD MAX GRAVES  
REGISTERED SURVEYOR #5792  
2925 KENLO WOODS DR  
NASHPORT, OHIO 43130  
AUGUST 30-2013



DESCRIPTION  
APPROVED  
By: [Signature] 9/9/2013