

DESCRIPTION OF SURVEY FOR ROBERT FLANNERY

JOB#888

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

Being part of the West Half, of the Northwest Quarter, of Section #12, Township #17, Range #15, of the Congress Lands East of the Scioto River, **being part of the Robert Flannery property** described in deed reference Deed Book Volume 1124, Page 9 of said county's deed records, said property known as Muskingum County Auditor's **Parcel Number 47-04-12-08-000** and more particularly described as follows;

Commencing at a stone (found) at the Northwest corner of Section #12, also being the Southwest corner of Section #1 of said Township and Range, and being the Northwest corner of the R & F Lincicome property described in deed reference Deed Book Volume 761, Page 309; **thence N 90 00 00 E 286.97 feet** along the common line for Sections #1 & #12 and North line of said Lincicome property to the center of Township Road #90 (Slack Road), from which an iron pin (found capped #6885) on said common section line bears for reference N 90 00 00 E 21.72 feet; **thence S 16 52 40 W 159.72 feet** into Section #12 and along the center line of said road being a common line for said Lincicome and Flannery properties to the intersection of said road and existing gravel drive to be used for ingress and egress to the property herein described; **thence S 16 52 40 W 15.27 feet** continuing along said road and common line for said Lincicome and Flannery properties; **thence S 18 52 40 W 100.42 feet** continuing along said road and common line for said Lincicome and Flannery properties; **thence S 20 40 50 W 214.08 feet** continuing along said road and common line for said Lincicome and Flannery properties to the place of beginning for the property herein intended to be described;

- #1- **thence S 87 48 20 E 416.65 feet** leaving said road and into said Flannery property to an iron pin (set), passing an iron pin (set) at 15.82 feet, and the center line of said gravel drive (easement) at 385.66 feet;
- #2- **thence S 85 18 30 E 747.93 feet** continuing through said Flannery property to an iron pin (set) on the East line of the West Half of the Northwest Quarter of Section #12, also being the East line of said Flannery property;
- #3- **thence S 00 17 00 W 158.92 feet** along the East line of said West Half to an iron pin (found) at the Southeast corner of said Flannery property also being the Northeast corner of the G & M Ellis property described in deed reference Deed Book Volume 993, Page 215;
- #4- **thence N 87 48 20 W 1246.49 feet** along the common line of said Ellis and Flannery properties to the center line of said Slack road, being the Southeast corner of said Lincicome property passing an iron pin (set) at 1165.21 feet;
- #5- **thence N 27 28 40 E 106.81 feet** along the center of Slack Road and common line of said Lincicome and Flannery properties;
- #6- **thence N 20 40 50 E 99.98 feet** continuing along said road and Lincicome property to the place of beginning, **containing 5.00 acres.**

The bearings within the description are based on the North line of Section #12 as described in deed reference Deed Book Volume 582, Page 120. Bearings are shown in a format of Degrees, Minutes, and Seconds. 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 August 8, 1998, 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.

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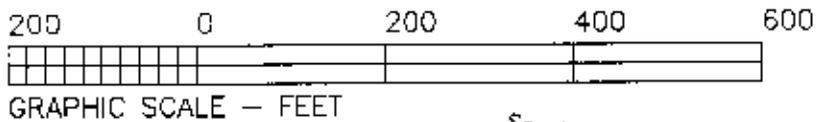
DESCRIPTION APPROVED
 FOR AUDITOR'S TRANSFER
 BY *CRH*

8-11-98

47-04-12-08-001
2094 Slack Rd



The bearings on this plat are based on the North line of Section #12 as described in deed reference Deed Book Volume 582, Page 120.



LEGEND

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

C. Buck Property surveyed by W.J. Biedenbach PLS #5718, DB Vol. 1019, Pg 231.

SW Cor Sec 1
NW Cor Sec #12

R & F Lincicome DB Vol. 761, Pg 309.

POB

N 00°12'40"E 649.31'

N 07°48'20"W 45.91'

N 07°12'40"W 1978.57'

SW Cor NW Qtr Sec 12

(Slack Rd) Twp Rd #90

Center Line of existing gravel driveway

COURSE	BEARING	DISTANCE
E-1	S 77°23'30"E	140.32'
E-2	S 82°04'00"E	81.83'
E-3	N 88°47'40"E	71.29'
E-4	S 61°21'30"E	25.18'
E-5	S 00°49'20"W	65.72'
E-6	S 07°16'40"W	107.53'
E-7	S 12°25'20"W	112.44'

Robert Flannery DB Vol. 1124, Page 9.

5.00 Acres

Robert Flannery DB Vol 1124, Page 9. Part of Parcel #47-04-12-08-000

G & M Ellis DB Vol. 993, Page 215.

County Road #33 (Bagley Road)

Oxford Oil Co. DB Vol. 1070, Page 343.

See Note #1
NE Cor West 1/2 NW Qtr

NW Cor East 1/2 NW Qtr

SE Cor SW Qtr Sec 1

NE Cor NW Qtr Sec 12

Iron pin (found) in the road bed of TR #277 (Opera Rd.)

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REFERENCES NOT SHOWN OR LISTED:
Survey of the Robert Flannery and Mary Mahle properties by Charles R. Harkness PLS #6885 on 5/6/96. Muskingum County Tax Maps of the area.

SURVEYOR'S NOTES:
Note #1 - Points found or set by previous survey.

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY *[Signature]*
8-11-98

SURVEY FOR:	
Robert Flannery 3070 Slack Road Mt Perry, Ohio 43760	
SECTION: #12	TOWNSHIP: #17 RANGE: #15
TWP: Newton	COUNTY: Muskingum STATE OF OHIO
Survey Date: 8/8/98	Draw date 8/10/98 By: CRH
C. R. HARKNESS SURVEYING & MAPPING INC. 768 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE & FAX (740) 454-6367	
Job Number: #888	Drawing/Sheet No. Plat #01

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey and is intended to be used for the legal transfer of the property. It is intended to show all or any easements of record and other interests unless otherwise indicated.

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Charles R. Harkness PLS #6885