

## DESCRIPTION OF SURVEY FOR J &amp; G MALFE

JOB#1265-2

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

Being part of Southeast Quarter, of Section #15, Township #15, Range #14, of the Congress Lands East of the Scioto River, **being part of the J & G Malfe property** recorded in Deed Book Volume 607, Page 298 of said county's deed records, known as Muskingum County Auditor's **Parcel Number 47-50-15-41-000** and more particularly described as follows;

Commencing at an iron pin (found) at the intersection of the East Right of Way for Moxahala Avenue as shown on the Plat of Avondale recorded in Plat Book 4, Pages 72 and 140 of said county's plat records, and the common line for the Northeast and Southeast Quarters of said Section #15, also being on the North line of a 10 foot wide access included in the B White property recorded in Deed Book Volume 1104, Page 445; **THENCE South 04 degrees 45 minutes 00 seconds West 10.00 feet** into said Southeast Quarter of Section #15 and crossing said 10 foot wide access to an unmarked point on the North line of said Malfe property; **THENCE South 85 degrees 15 minutes 00 seconds East 539.68 feet** along a common line for said Malfe and White properties and South line of said 10 foot wide access to an iron pin (found) at the Northeast corner of said Malfe property; **THENCE South 03 degrees 42 minutes 45 seconds West 249.99 feet** leaving said 10 foot wide access and continuing along a common line for said Malfe and White properties to an iron pin (set) at the place of beginning for the property herein intended to be described;

- #1- THENCE South 03 degrees 42 minutes 45 seconds West 240.66 feet** continuing along a common line for said Malfe and White properties to an iron pin (found) at the Southeast corner of said Malfe property being on the North right of way for the C & M V Railroad;
- #2- THENCE North 70 degrees 26 minutes 35 seconds West 212.02 feet** along the common line for said Malfe property and railroad to an iron pin (set);
- #3- THENCE North 03 degrees 42 minutes 45 seconds East 186.47 feet** through said Malfe property to an iron pin (set);
- #4- THENCE South 85 degrees 15 minutes 00 seconds East 204.00 feet** continuing through said Malfe property to the place of beginning, passing an iron pin (set) at 184.00 feet, **containing 1.00 acres.**

**ALSO EASEMENT GRANTED AND EASEMENT SAVED AND EXCEPTED**

Also granted a non exclusive 10 foot wide ingress and egress easement along the North line of said Malfe property, running from Butler Road (Township Road #84) to the East line of said Malfe property, adjoining a 10 foot wide private access described in Deed Book Volume 607, Page 298, for a total of 20 feet in width.

Also granted a non exclusive 20 foot wide ingress and egress easement along the East line of said Malfe property, running from North line of Malfe property to the North line of the above described 1.00 acre parcel.

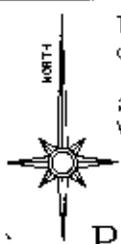
The expressed intent of the granted easements is to widen the existing private access, provide access to the above described 1.00 acre parcel, and provide access to a 1.17 acre parcel also surveyed from said Malfe property located North of the above described 1.00 acre parcel. This access does not meet public road right of way specifications and is not intended to become a public road. Maintenance is to be the sole responsibility of property owners with interest in the existing and widened private access.

The bearings within this description are based on the North line of the J & G Malfe property recorded in Deed Book 607, Page 298. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

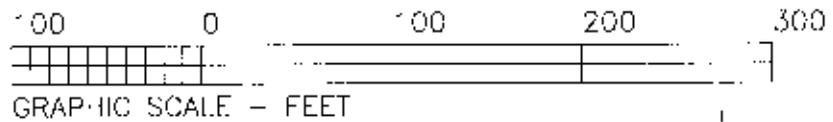
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on May 28, 2003, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

**OFFICE COPY**  
**NOT RECORDABLE**  
Charles R. Harkness P.L.S. #6885

RECORDED IN DEED BOOK  
FOR AUDITOR'S FILE  
BY *[Signature]*  
6-2-2003



The bearings on this plat are based on the North line of the J & G Malfe property recorded in DB Vol. 607, Page 298.



- LEGEND
- P.I.N (SET) 5/8" REBAR CAPPED (C.R. HARKNESS PLS#6885)
  - P.I.N FOUND
  - △ POINT (UNMARKED)

Avondale  
PB 4, PG 72 & 140.

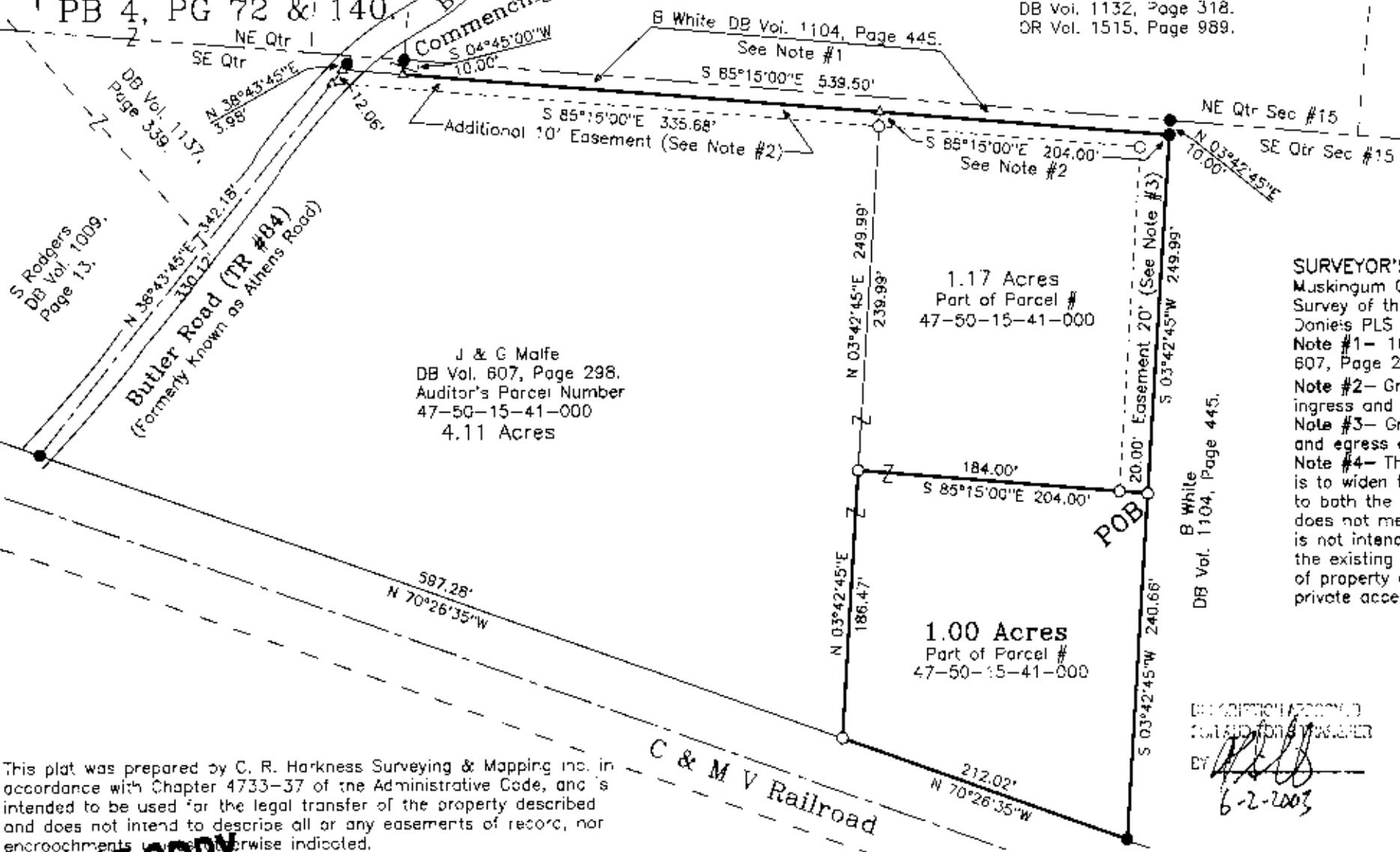
Moxahala Avenue

D Pennington  
DB Vol. 1129,  
Page 802.  
Butler Road (TR #84)

Avondale Estates Ltd  
DB Vol. 1132, Page 318.  
OR Vol. 1515, Page 989.

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Being part of Southeast Quarter, of Section #15, Township #15, Range #14, of the Congress Lands East of the Scioto River, being part of the J & G Malfe property recorded in Deed Book Volume 607, Page 298 of said county's deed records, known as Muskingum County Auditor's Parcel Number 47-50-15-41-000;



J & G Malfe  
DB Vol. 607, Page 298.  
Auditor's Parcel Number  
47-50-15-41-000  
4.11 Acres

**SURVEYOR'S NOTES & REFERENCES:**  
 Muskingum Co. Tax Maps and Orthophotos of the area. Survey of the J & G Malfe property completed by R L Donie's PLS #5410 dated 2/8/1999.  
 Note #1- 10 foot wide private access mentioned in DB Vol. 607, Page 298 and included in DB Vol. 1104, Page 445.  
 Note #2- Granting an additional 10 foot wide non exclusive ingress and egress easement.  
 Note #3- Granting a 20 foot wide non exclusive ingress and egress easement.  
 Note #4- The expressed intent of the granted easements is to widen the existing private access and provide access to both the 1.17 acre and 1.00 acre parcels. This access does not meet public road right of way specifications and is not intended to become a public road. Maintenance of the existing and widen access is to be the sole responsibility of property owners with interest in the existing and widen private access.

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 property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

**OFFICE COPY  
NOT RECORDABLE**

DATE OF FIELD WORK  
COMPLETED BY SURVEYOR  
BY *[Signature]*  
6-2-2003

SURVEY FOR:	
J & G Malfe Jr. Butler Road, Roseville, Ohio 43777	
SURVEY DATE: 5/28/2003	DRAWN DATE: 5/29/2003
SEC. #15 TWP. #15 R. #14 TWP. Newton CO: Muskingum ST: Ohio	
CHARLES R. HARKNESS SURVEYING & MAPPING, INC. 768 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE (740) 454-6367	
JOB NUMBER JOB #1265	DRAWING / SHEET NUMBER Plat #02