

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 North 85 degrees 15 minutes 00 seconds West 42.62 feet** along the common line for said Malfe and White properties to a common corner for said Malfe and White properties, being in the roadbed of Butler Road (Township Road #84), also being on the East line of the C Fisher property recorded in Official Record Volume 1788, Page 528; **THENCE South 38 degrees 43 minutes 45 seconds West 163.62 feet** within said roadbed and along the common line for said Malfe and Fisher properties and for said Malfe and the S Rodgers property recorded in Deed Book Volume 1009, Page 13 and Deed Book Volume 1104, Page 445 to an iron pin (set) at the place of beginning for the property herein intended to be described;

- #1- THENCE South 49 degrees 06 minutes 15 seconds East 18.58 feet** leaving said road and through said Malfe property to an iron pin (set);
- #2- THENCE North 88 degrees 30 minutes 20 seconds East 105.29 feet** continuing through said Malfe property to an iron pin (set);
- #3- THENCE South 71 degrees 05 minutes 05 seconds East 59.48 feet** continuing through said Malfe property to an iron pin (set);
- #4- THENCE South 44 degrees 01 minutes 35 seconds East 132.12 feet** continuing through said Malfe property to an iron pin (set);
- #5- THENCE South 15 degrees 51 minutes 50 seconds West 111.83 feet** continuing through said Malfe property to an iron pin (set);
- #6- THENCE North 70 degrees 26 minutes 35 seconds West 348.78 feet** continuing through said Malfe property to an unmarked point on the common line for said Malfe and Rodgers properties being within said roadbed, passing an iron pin (set) at 317.02 feet;
- #7- THENCE North 38 degrees 43 minutes 45 seconds East 146.80 feet** along the common line for said Malfe and Rodgers properties and within said roadbed to the place of beginning, **containing 1.10 acres**, of which 0.09 acres are within the assumed 80 foot wide right of way for Butler Road.

SAVING AND EXCEPTING a 10 foot wide easement for drainage of, access to, and repair or replacement of, the existing outlet of a sewer system located on Grantor's property as now exist running from the North line of the 1.10 acre parcel to a small stream.

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).

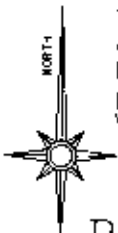
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on December 6, 2004, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

**OFFICE COPY
NOT RECORDED**

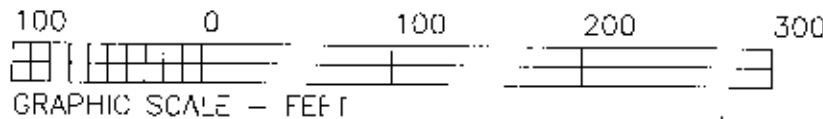
Charles R. Harkness PLS #6885

actb
12-14-2004

47-50-15-41-003
4514 BUTLER RD



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

- PIN (SET 1 5/8" REBAR CAPPED (C.R. HARKNESS PLS#6885))
- PIN (FOUND)
- △ POINT (UNMARKED)

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SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps and Orthophotos of the area. Survey of the J & G Malfe property completed by R L Daniels PLS #5410 dated 2/8/1999.

Note #1— Line as per surveys completed by R L Daniels PLS #5410 along both sides of the road. This survey line does not coincide with the centerline of the long existing roadbed. Pins found within said roadbed were set by R L Daniels being the original surveyor of the division.

Note #2— Saving and excepting a 10 foot wide easement for drainage of, access to, and repair or replacement of, the existing outlet of a sewer system located on the Grantor's property North of the 1.10 acre parcel.

Note #3— No road right of way width was available through the Muskingum County Engineer's Office an assumed width of 50 feet would cover 0.09 acres of the 1.10 acre parcel.

Avondale
PB 4, PG 72 & 140

C Fisher
OR Vol. 1788,
Page 528.

S Rodgers
DB Vol. 1009, Page 13;
DB Vol. 1104, Page 445.
(Formerly known as Athens Road)
Butler Road (TR #84)

Moxahala
Avenue

J L & M M
Dillehay
DB Vol. 1148,
Page 435.

Butler Road (TR #84)
Roadbed

Raymond Hicks
OR Vol. 1821, Page 542.

B White DB Vol. 1104, Page 445.

S 85°15'00"E 539.50'

S 85°15'00"E 204.00'

NE Qtr Sec #15

SE Qtr Sec #15

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

T E & D L Weaver
OR Vol. 1780,
Page 240.

1.10 Acres

Lot Split
Approved

By *[Signature]*

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 47.53-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and for no other purpose, and does not describe all or any easements of record, nor encumbrances, unless otherwise indicated.

**OFFICE COPY
NOT RECORDABLE**

Charles R. Harkness PLS #6885

C & M V Railroad

SURVEY FOR:	
J & G Malfe Jr.	
Butler Road, Roseville, Ohio 43777	
SURVEY DATE: 12/5/2004	DRAWN DATE: 12/8/2004
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	DRAWING / SHEET NUMBER
JOB #1265	Plat #03

[Signature]
12-14-2004