

47-60-04-26-001

DESCRIPTION OF SURVEY FOR GEORGE WILLIAM RIDENOUR

JOB#2609-1

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

Being part of Vacated West Alley, East Fultonham (Known as Hoover's 1st Addition) recorded in Plat Book 3, Page 34 located in Section 19, Township 15, Range 14, of the Congress Lands East of the Scioto River, **being part of** the George William Ridenour property recorded in **Official Record Volume 2880, Page 338** of said county's deed records, further **being part of** Muskingum County Auditor's Parcel Number **47-60-04-26-000**, and more particularly described as follows;

Beginning at an iron pin (found) at the Southwest corner of Lot 14 of East Fultonham, further being on the North line of Elm Street, and East line of Vacated West Alley;

- #1- **THENCE South 08 degrees 24 minutes 03 seconds East 23.21 feet** along the East line of said vacated alley to an iron pin (set) in the centerline of Elm Street;
- #2- **THENCE South 89 degrees 22 minutes 05 seconds West 16.15 feet** crossing said vacated alley to an unmarked point on the West line of said vacated alley and East Fultonham, further being on the East line of the Daniel P Norman Jr. Property recorded in Official Record Volume 2465, Page 332;
- #3- **THENCE North 08 degrees 24 minutes 03 seconds West 23.21 feet** along the West line of said vacated alley and East Fultonham and East line for said Norman property to an iron pin (found) on the East line of the Dale Lyon and Connie Lyon property recorded in Deed Book Volume 1006, Page 119, passing an iron pin (found) at a common corner for said Norman and Lyon properties at 21.91 feet;
- #4- **THENCE North 89 degrees 22 minutes 05 seconds East 16.15 feet** crossing said vacated West Alley, along the extend North line of Elm Street, and through said Ridenour property to the place of beginning, **containing 0.0085 acres.**

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined with adjacent Auditor's Parcel Number 47-60-05-09-000.

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 December 3, 2019 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
Charles R. Harkness
NOT RECORDABLE
Charles R. Harkness PLS #6885

DESCRIPTION

APPROVED

By: PL 11/15/2020

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/17/20
Date

Fee Paid