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

Being part of Quarter Township 3, Township 1, Range 6, of the US Military District, further **being part of** the Eber E. Opdyke and Patricia Ann Opdyke property property recorded in Deed Book Volume Deed Book Volume 521, Page 12 of said county's deed records, further being part of Muskingum County **Auditor's Parcel Number 51-31-02-53-000**, and more particularly described as follows;

Beginning at an iron pin (found) on the common Northern corner of Lots "C" and "D" of Durbin Heights Number 2 recorded in Plat Book 15, Page 47, also being on the South line of Shimoda Lane;

- TIE-1 THENCE N 08 degrees 52 minutes 00 seconds West 51.43 feet crossing Shimoda Lane to an iron pin (found) at a common corner for the Eber E. Opdyke and Patricia Ann Opdyke property recorded in Deed Book Volume 521, Page 12 and for the Donald L. King and Katherine I King property recorded in Official Record Volume 1566, Page 256 also being on the North line of Shimoda Lane, and place of beginning for the property herein intended to be described;
- #1- THENCE North 19 degrees 43 minutes 20 seconds West 314.63 feet leaving said lane and along a common line for said Opdyke and King properties to an iron pin (found), passing an iron pin (found) at 8.71 feet;
- #2- THENCE North 22 degrees 57 minutes 55 seconds West 85.84 feet continuing along said properties to an iron pin (set);
- #3- THENCE North 70 degrees 56 minutes 25 seconds East 200.73 feet through said Opdyke property to an iron pin (set);
- #4- THENCE South 19 degrees 29 minutes 50 seconds East 388.73 feet continuing through said Opdyke property to an iron pin (set) on the North line of said Shimoda Lane;
- **#5- THENCE South 67 degrees 32 minutes 40 seconds West 194.57 feet** along said lane and Opdyke property to the place of beginning, **containing 1.77 acres**.

ALSO GRANTING AN EASEMENT 15 FEET WIDE

Also granting an easement 15 feet wide the centerline of which being the existing sewer outlet pipe running Northwesterly from the Northern line of the above described 1.77 acre parcel crossing a portion of the remainder of County Auditor's Parcel Number 51-31-02-53-000 to an existing outlet above Little Salt Creek.

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 March 21, 2011 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.

Charles R. H. T. GORDABLE

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Fee Paid

CHARLES
HARKNESS
6985
CJISTER

DESCRIPTION

APPLICATION

By:

CALLS ALONG 10.62 ACRE REDUCED MAP SCALE 1"=350" Rallingad LEGEND Situated in the State of Ohio, County of Muskingum, Township of Perry: 150° 300 O PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885) Being part of Fractional Section 15, and Quarter Township 3, Township 1, Range 6, of the US Military District, being all of the remaining portion PIN (FOUND) Salino & Onio & O PIPE (FOUND) △ POINT (UNMARKED)

AXLE (FOUND) of the Eber E Opdyke and Patricia Ann Opdyke property recorded in Plane Coordinate Grid (Ohio South 1983) Road Deed Book 521, Page 12, Deed Book Volume 527, Page 726, Deed Book Volume 538, Page 324, and Deed Book 864, Page 27, of said county's N 88°05'65" W 44.83 N 55°38'20" W 74.95 deed records, further being known as all of Muskingum County Auditor's SURVEYOR'S NOTES AND REFERENCES: N 84°15'25" W 17.06 Parcel Numbers 51-30-15-12-000, 51-30-15-13-000, 51-30-15-14-000, ection 15 ares Nall Muskingum County Tax Maps and Orthophotos of the area. USGS Topo "Zanesville East". and 51-31-02-53-000: Note #1- Pin found capped Biedenbach. Pin replaced, stone found destroyed, as per Biedenbach survey 1988. Prior stone appears to be called a common corner for Fractional Sec 15 and Qu-Twp 3 in Range 6 and Fractional Sec 11 and Qtr Twp 4 in Range 7. A common corner is Note #2- Section and Qtr Twp line is questionable. Property lines West of Sonora Road have long ignored this line and does not appear to create any title issues for the properties surveyed. FRU-CAM Investments LTD Note #3- Stone found destoyed of similar size material as the remains of a stone found destroyed at the Qtr Twp 4 and Fractional Section 11 corner in Range 7. 3 6735'10" W 37.99' S 26756'35" W 60.95' S 72'37'45" W 89.04' S 86'37'25" W 89.04' Note #4- Railroad right of way shown is based on The Baltimore & Ohio Railroad Val Map V-125.1/37 and monuments found. Centerline sprial was converted to tangent and simple curve James W Porter & Darlene Porter DB Vol. 1080, Page 314 Q Note #5- Nelson easement 20 feet wide recorded in OR Vol. 2117, Page 234 adjacent to shown Notan and Nelson properties is not consistent in width nor alignment, compared with the 15 foot CALLS ALONG 32.23 ACRE 3 02*05'35" W 176.50' wide easement recorded in the Poland Deed DB Vol. 678, Page 46. N RECTAL TO Note #6- Sewer line easement 15 feet wide the centerline being the existing pipe running from the Northern line of the 1.77 acre parcel to existing outlet above Little Salt Creek. Sewer line S 87 54 35 E 813.11 was not surveyed and is shown for graphical purposes only. 5 02"38'15" W 50.00'-20 S 19"29'50" E 279.57 REFERENCE CALLS N 87 54 35 W Baltimore & Ohio Railroad LINE BEARING DISTAN
REF1 S 02'17'00" W 54.37'
REF2 S 04'15'25 W 7.94'
REF3 S 14'35'06" E 32.34'
REF4 S 03'23'20" E 20.02'
REF8 S 00'40'10" E 20.02' Eber E Opdyke & Ø 46.8 83.35 N 87"20'45", E 684.74" DB Vol. 864, Page 27. Parcel 51-30-15-12-000 On-Lot Chord Bearing N 84*44'30" E 171.19' Township Eber E Opdyke & Patricia Ann Opdyke R= 1884.26' A=171.25' REF5 S 00°40'40" E 23.04' Perry DB Vol. 538, Page 324. Parcel 51-30-15-14-000 Exception M S Fox See Job 1894 10.62 Acres Plat #01E Part of 51-30-15-12-000 (10.58 Acres) 32.23 Acres Part of 51-31-02-53-000 (0.04 Acres) All of 51-30-15-13-000 (12.01 Acres) All of 51-30-15-14-000 (12.02 Acres Excepting 0.97 Acres) Part of 51-30-15-12-000 (6.49 Acres) Part of 51-31-02-53-000 (2.68 Acres) John E Daniel Jr. & Richard Wayne Reed OR Vol. 2180, Page 271 Kathryn R Daniel DB Vol. 1020, Page 305. POB₂ South Line Fractional Section 15 See Note 2

North Line Quarter Twp.3 See Note 2 South Line Fractional Sec 11 South Line Fractional Section 15 POB1 North Line Quarter Twp 3 See Note 2 North Line Quarter Twp 4 Fher E Opdyke & Patricia Ann Opdyka DB Vol. 527, Page 726. Parcel 51-30-15-13-000 FEMA FLOOD LINE OR Vol. 1994, Page 209. Lorens H Nelson FEMA FLOOD LINE Kanneth R Greiner & OR Val. 2117, Mary Belle Greiner DB Vol. 539, Page 164 Page 239. HARKNESS Jennifer Swain OR Vol. 1956, Page 594. Washington Township Range TBedi 1131, P 9 Evan T Abood OR Vol. 2251, Page 691. Township Range Vincent DB Vol. 1 Robert T Hartmeyer & Patricia M Hartmeyer OR Vol. 1580, Page 218. Eber Opdyke S 67 32 40" W SECTION: 15 QTR TWP: 3 TOWNSHP: 1 RANGE: 6 TOWNSHP: Perty COUNTY: Muekingum STATE OF OHIO POB3 S 67"32'40" W 194.57" Drawn Date: 3/28/2011 Survey Date: 3/21/2011 N 08"52'00" W 51.45" C R HARKNESS SURVEYING & MAPPING, INC. Lane 8205 OLD TOWN ROAD, Lot f ROSEVILLE, OHIO 43777 PHONEIFAX (740) 849-0122 Durbin Heights No. 2 PB 15, Page 47. Perry Job Number: Job #1894 Plat #01

PLANNING COMMISSION DIRECTOR

4/22/1.

Date Fee Paid

DESCRIPTION
APPLIABLE APPRING