

DESCRIPTION OF SURVEY FOR ROSS L JOHNSTON ESTATE JOB#1603

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

Being part of Quarter Township #3, of Township #1, Range #6, of the US Military District, **being part of Ross L Johnston Estate property** recorded in Deed Book Volume 1017, Page 252 of said county's deed records, further being part of Muskingum County Auditor's Parcel Number **51-62-01-36-000**, and more particularly described as follows;

Commencing at the unmarked intersection of Hicks Road (County Road #52) and the South Right of Way for East Pike (US Route 40);

TIE-1 THENCE North 71 degrees 30 minutes 10 seconds East 178.44 feet along said right of way to a concrete monument (found) at 40 Right of Station 244+25 as shown on the Right of Way Plans for said US Route 40 dated 1938, passing axles (found) at 25.26 feet and 86.32 feet, also passing an iron pin (found) at 175.26 feet;

TIE-2 THENCE South 18 degrees 25 minutes 25 seconds East 10.00 feet continuing along said right of way to an unmarked point at 50 feet Right of Station 244+25;

TIE-3 THENCE North 71 degrees 34 minutes 35 seconds East 167.97 feet continuing along said right of way to an iron pin (set) on a common line for said Johnston Estate property and for the Gordan L & Judith R Johnson property recorded in Deed Book Volume 540, Page 375 and being the place of beginning for the property herein intended to be described;

#1- THENCE North 71 degrees 34 minutes 35 seconds East 6.80 feet continuing along said right of way to an iron pin (set) at 50 feet Right of Station 246+00;

#2- THENCE North 18 degrees 25 minutes 25 seconds West 10.00 feet continuing along said right of way to a concrete monument (found) at 40 feet Right of Station 246+00;

#3- THENCE North 71 degrees 31 minutes 20 seconds East 209.71 feet continuing along said right of way to an iron pin (set);

#4- THENCE South 21 degrees 17 minutes 55 seconds East 91.52 feet leaving said right of way and through said Johnston Estate property to an iron pin (set);

#5- THENCE North 71 degrees 31 minutes 20 seconds East 129.21 feet continuing through said Johnston Estate property to an iron pin (set) on the West line of an ingress and egress easement to be granted to the property herein described;

#6- THENCE South 18 degrees 20 minutes 50 seconds East 83.81 feet continuing through said Johnston Estate property and along a line of said easement to an iron pin (set);

#7- THENCE South 26 degrees 55 minutes 35 seconds East 109.46 feet continuing through said Johnston Estate property and along a line of said easement to an iron pin (set);

#8- THENCE South 46 degrees 08 minutes 35 seconds West 110.70 feet continuing through said Johnston Estate property to an iron pin (set);

#9- THENCE North 80 degrees 36 minutes 10 seconds West 301.17 feet continuing through said Johnston Estate property to an iron pin (set);

#10- THENCE North 18 degrees 26 minutes 20 seconds West 180.14 feet to the place of beginning, **containing 1.94 acres.**

ALSO GRANTED AN INGRESS AND EGRESS EASEMENT

Also granted an easement for ingress and egress for use by the above described 1.94 acre parcel running through the Ross L Johnston Estate property recorded in Deed Book Volume 1017, Page 252, and more particularly described as follows:

Beginning at an axle (found) on the South Right of Way for East Pike (US Route #40) on a common line for said Johnston Estate property and for the Elvin R & Frances G Culp Trustees property recorded in Official Record Volume 1683, Page 882;

E1- THENCE South 18 degrees 20 minutes 20 seconds East 169.75 feet along said Johnston Estate and Culp Trustees properties to an iron pipe (found);

E2- THENCE South 26 degrees 55 minutes 35 seconds East 109.98 feet through said Johnston Estate property to an unmarked point;

- E3- **THENCE South 63 degrees 04 minutes 25 seconds West 33.78 feet** continuing through said Johnston Estate property to an iron pin (set) at a corner of the above described 1.94 acre parcel;
- E4- **THENCE North 26 degrees 55 minutes 35 seconds West 109.46 feet** along a line of said 1.94 acre parcel to an iron pin (set);
- E5- **THENCE North 18 degrees 20 minutes 50 seconds West 83.81 feet** continuing along said 1.94 acre parcel to an iron pin (set);
- E6- **THENCE North 18 degrees 20 minutes 50 seconds West 91.41 feet** through said Johnston Estate property to an unmarked point on the South right of way for said US Route 40;
- E7- **THENCE North 71 degrees 31 minutes 20 seconds East 33.35 feet** along said right of way to the place of beginning for the easement herein described.

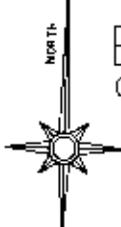
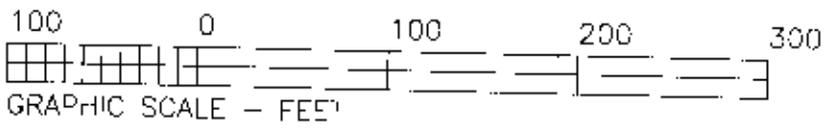
The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on June 11, 2007, 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 6-12-07
Charles R. Harkness PLS #6885



APPROVED FOR CLOSURE
[Signature] 6/12/07



The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations.

Situated in the State of Ohio, County of Muskingum, Township of Perry:
Being part of Quarter Township #3, of Township #1, Range #6, of the US Military District, being part of Ross L Johnston Estate property recorded in Deed Book Volume 1017, Page 252 of said county's deed records, further being part of Muskingum County Auditor's Parcel Number 51-62-01-36-000.

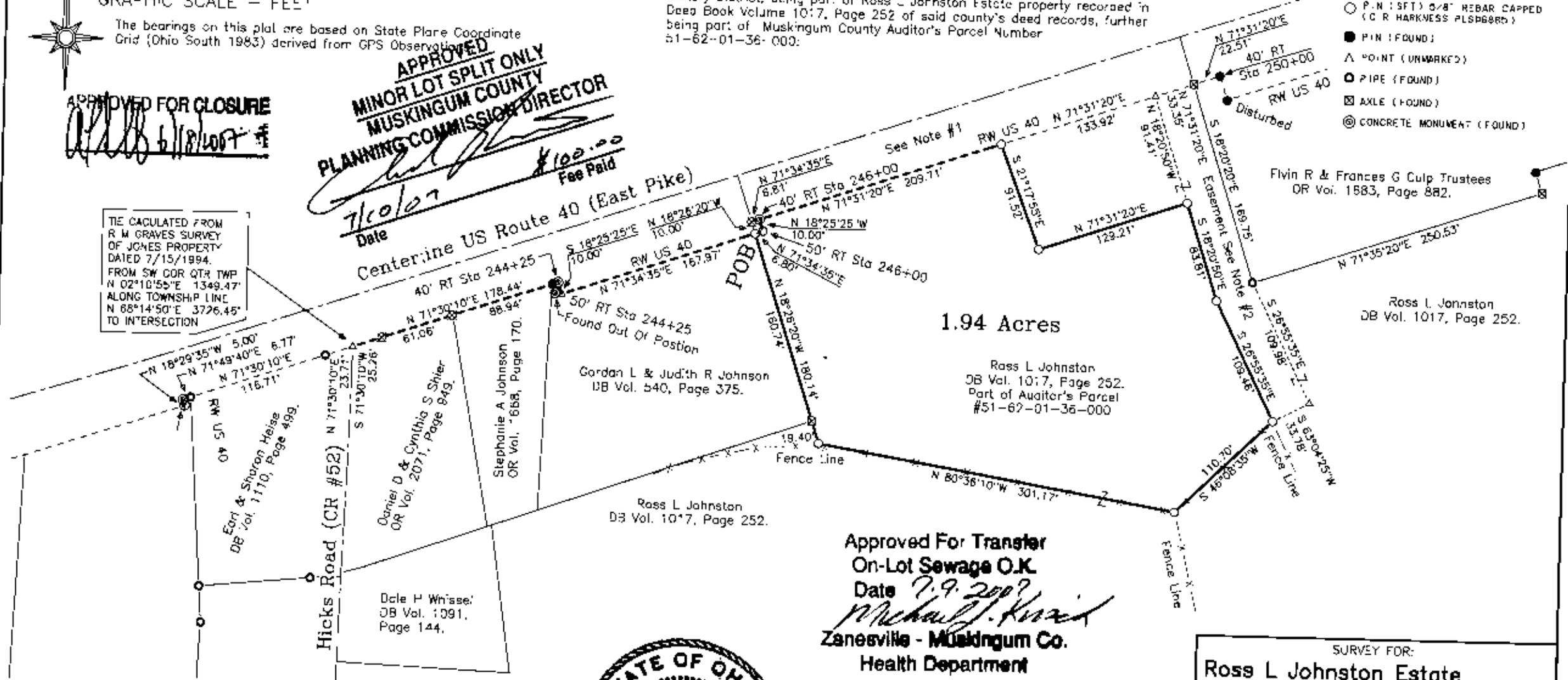
LEGEND

- P.N. (SFT) 6/8" REBAR CAPPED (C.R. HARKNESS PLS/SPGRS)
- P.N. (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)
- ⊠ AXLE (FOUND)
- ⊙ CONCRETE MONUMENT (FOUND)

APPROVED FOR CLOSURE
[Signature]
Date 6/18/2007

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
Date 7/10/07 Fee Paid \$100.00

THE CALCULATED FROM R.M. GRAVES SURVEY OF JONES PROPERTY DATED 7/15/1994. FROM SW COR QTR TWP N 02°10'55"E 1349.47' ALONG TOWNSHIP LINE N 68°14'50"E 3726.45' TO INTERSECTION



Approved For Transfer
On-Lot Sewage O.K.
Date 7.9.2007
[Signature]
Zanesville - Muskingum Co.
Health Department



SURVEYOR'S NOTES & REFERENCES:
Muskingum Co. Tax Maps and Orthophotos of the area. Right of way plans for US Route #40 (Year 1933 West of Hicks Road) and (Year 1938 East of Hicks Road). Survey of the Oscar & Connie Jones property completed by R.M. Graves PLS #5792 dated 7/15/1994.
Note #1 - Previous deeds have called for the South Right of Way of US Route 40. No indication was found to indicate public ownership of the highway right of way. Title claims to the centerline of US Route 40 is probable.
Note #2 - Ingress and egress easement for use by the 1.94 Acre Parcel through the Ross L Johnston Estate property recorded in Deed Book Volume 1017, Pg 252.

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 or records or attachments unless otherwise indicated.

OFFICE COPY
NOT RECORDABLE
6-12-07
Charles R. Harkness
Date

SURVEY FOR: Ross L Johnston Estate East Pike, Zanesville, Ohio 43701	
SURVEY DATE: 6/11/2007	DRAWN DATE: 5/12/2007
QTR TWP.#3 TWP.#1 R.#6 TWP.Perry CO:Muskingum ST:Ohio	
CHARLES R. HARKNESS SURVEYING & MAPPING, INC. B205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE (740) 848-0122	
JOB NUMBER JOB #1603	DRAWING / SHEET NUMBER Plat #01