

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

Being part of the Northeast Quarter, Section 3, Township 15, Range 14, of the Congress Lands East of the Scioto River, further **being part of** Parcel One of the John D Miller, James E Miller, and Joseph L Miller property recorded in Official Record Volume 1941, Page 313, of said county's deed records, and further being part of Muskingum County **Auditor's Parcel Number 62-68-02-27-000**, and more particularly described as follows;

Commencing at common corner for the Northeast and Southeast Quarters of Section 3 and for the Northwest and Southwest Quarters of Section 2 of said Township and Range, being marked by a railroad spike (over a stone found by previous survey), also being on the common line for Newton and Springfield Townships, and further being within the roadbed of Pinkerton Road;

- TIE-** **THENCE North 03 degrees 01 minutes 00 seconds East 181.00 feet** into Springfield Township and along said Section line, and leaving said road to an iron pin (set) at the Northeast corner of the Sara B Casey and Mary Lou Conrad property recorded in Official Record Volume 1622, Page 815, and the place of beginning for the property herein intended to be described;
- #1-** **THENCE North 88 degrees 25 minutes 25 seconds West 280.34 feet** into said Northeast Quarter of Section 3 and along the common line for said Miller and Casey/Conrad properties to an iron pin (found);
- #2-** **THENCE North 17 degrees 32 minutes 55 seconds West 336.99 feet** through said Miller property to an iron pin (set);
- #3-** **THENCE North 02 degrees 50 minutes 45 seconds East 392.19 feet** continuing through said Miller property to an iron pin (set);
- #4-** **THENCE North 86 degrees 41 minutes 50 seconds West 460.07 feet** continuing through said Miller property to an iron pin (set) on the East line of the Raymond Farus & E Neda Farus property recorded in Official Record Volume 1915, Page 78;
- #5-** **THENCE North 03 degrees 15 minutes 35 seconds East 801.15 feet** along said Miller and Farus properties to an iron pin (found) on the South line of the John Mack James property recorded in Deed Book Volume 1020, Page 519;
- #6-** **THENCE South 79 degrees 06 minutes 30 seconds East 338.46 feet** along said Miller and James properties to an iron pipe (found);
- #7-** **THENCE North 65 degrees 04 minutes 30 seconds East 237.32 feet** continuing along said Miller and James properties to an unmarked point on the West line fo the Sue Masten TOD Melissa Masten property recorded in Official Record Volume 2228, Page 910, passing an iron pin (found) at 212.41 feet and the centerline of Luby Lane at 228.70 feet;
- #8** **THENCE South 28 degrees 46 minutes 10 seconds East 7.31 feet** along said Miller and Masten properties to a iron pipe (found) at the Northwest corner of the Susan A Smith property recorded in Official Record Volume 2211, Page 547;
- #9-** **THENCE South 25 degrees 01 minutes 10 second East 351.43 feet** along said Miller and Smith properties to an unmarked point in the roadbed of Luby Lane;
- #10-** **THENCE South 29 degrees 35 minutes 20 seconds East 264.46 feet** continuing along said Miller and Smith properties to a 36 inch Cherry Tree on the common line for Section 2 and 3, located South of Luby Lane;
- #11-** **THENCE South 03 degrees 01 minutes 00 seconds West 1029.75 feet** along said Section line to the place of beginning, passing an iron pin (set) at 4.00 feet, **containing 20.16 acres**, of which 0.23 acres are within the right of way for Luby Lane.

ALSO GRANTING AN EASEMENT

An easement running from Pinkerton Road to and along the Southwest line of the above described 20.17 acre parcel, further described as follows:

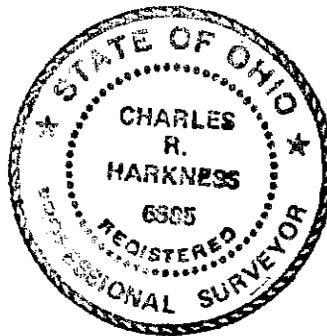
Commencing at the common corner for the Northeast and Southeast Quarters, Section 3, Township 15, Range 14, also being on the common line for Newton and Springfield Townships, and further being within the roadbed of Pinkerton Road;

- TIE-** THENCE North 87 degrees 04 minutes 00 seconds West 210.00 feet along said Township line, Northeast and Southeast Quarters of Section 3, and within said roadbed to the unmarked Southwest corner of the Sara B Casey and Mary Lou Conrad property recorded in Official Record Volume 1622, Page 815, and the place of beginning for the easement herein intended to be described;
- E1-** THENCE North 87 degrees 04 minutes 00 seconds West 50.00 feet continuing along said Township and Quarter Section line and with said roadbed;
- E2-** THENCE North 13 degrees 53 minutes 30 seconds West 270.88 feet leaving said Township line, Quarter Section line, and roadbed, through said Miller property;
- E3-** THENCE North 72 degrees 27 minutes 05 seconds East 25.00 feet continuing through said Miller property to the Southwest line of the above described 20.17 acre parcel;
- E4-** THENCE South 17 degree 32 minutes 55 seconds East 100.00 feet along said 20.17 acre parcel to an iron pin (found) at the Northwest corner of said Casey/Conrad property;
- E5-** THENCE South 18 degrees 56 minutes 25 seconds East 187.88 feet along said Miller and Casey/Conrad properties to the place of beginning of this easement, passing an iron pin (set) at 172.00 feet.

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 21, 2010 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 COPIES
NOT RECORDABLE**
Charles R. Harkness P.L.S. 6885



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**
[Signature]
Date: 1/13/11
Fee Paid: _____

**DESCRIPTION
APPROVED**
By: *[Signature]* 1/13/11

0' 250' 500' 750'

GRAPHIC SCALE - FEET

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

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)
- ⊗ AXLE (FOUND)
- ⊙ RAILROAD SPIKE (FOUND)

LINE	BEARING	DISTANCE
E1	N 87°04'00" W	50.00'
E2	N 13°53'30" W	270.88'
E3	N 72°27'05" E	25.00'
E4	S 17°32'55" E	100.00'
E5	S 18°56'25" E	187.88'

Deed References:

- R1- Sara B Casey & Mary Lou Conrad - OR Vol. 1622, Page 815.
- R2- Jami L Maxwell - DB Vol. 1159, Page 416.
- R3- Aurora Loan Services, LLC - OR Vol. 2210, Page 499.
- R4- Sue Masten TOD Mellissa S Masten - OR Vol. 2228, Page 910.
- R5- Susan A Smith - OR Vol. 2211, Page 547.
- R6- Thomas E Durst & B Bernice Durst - OR Vol. 1563, Page 379.
- R7- Thomas E Durst & B Bernice Durst - OR Vol. 1582, Page 753.
- R8- Harold R Fletcher Trustee - OR Vol. 2258, Page 666.
- R9- Thomas D Padgett & Cheryl Padgett - DB Vol. 1160, Page 726.
- R10- Rodney E Brown & Joann Brown - DB Vol. 1056, Page 366.
- R11- Patrick Hopper & Kandus Hopper - DB Vol. 568, Page 483.

Approved For Transfer
No On-Lot Sewage
Date 1/11/11
Zanesville - Muskingum Co.
Health Department

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Raymond Farus
& E. Nelda Farus
OR Vol. 1915, Page 78.

Full Paid

Date 1/13/11

Curt J Conrad
OR Vol. 2266, Page 798.

John Mack James
DB Vol. 1020, Page 519.

20.16 Acres

John D Miller, James E Miller, & Joseph L Miller
OR Vol. 1941, Page 313.
Parcel One
Parcel #62-68-02-27-000

Cherry Tree 36" Dia
Passing Pin Set 4.00'
DESCRIPTION APPROVED
By [Signature] 1/13/11

John D Miller, James E Miller, & Joseph L Miller
OR Vol. 1941, Page 313.
Parcel One
Parcel #62-68-02-27-000

John D Miller, James E Miller, & Joseph L Miller
OR Vol. 1941, Page 313.
Parcel Two

Situated in the State of Ohio, County of Muskingum, Township of Springfield.

Patrick J Hopper & Kandus S Hopper
DB Vol. 948, Page 152.

Being part of the Northeast Quarter, Section 3, Township 15, Range 14, of the Congress Lands East of the Scioto River, being a division of the John D Miller, James E Miller, and Joseph L Miller property recorded in Parcel One of Official Record Volume 1941, Page 313 of said county's deed records, further being a division of Muskingum County Auditor's Parcel Number 62-68-02-27-000:

SURVEYOR'S NOTES AND REFERENCES:

- Muskingum County Tax Maps and Orthophotos of the area.
- All other references are shown or listed.
- Note #1- Railroad spike over stone by previous survey, paved over.
- Note #2- Easement granted to 20.16 Acre Parcel.
- Note #3- Right of way width of Luby Lane (30) feet occupies 0.23 Acres of 20.16 acre parcel.

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 transfer to describe all or any easments of record, to encumbrances unless otherwise indicated.

OFFICE COPY NOT RECORDED
Charles R. Harkness PLS#6885

SURVEY FOR:
John D Miller & James E Miller & Joseph L Miller



HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122



SURVEYED: 12/21/10 DRAWN: 12/21/10

JOB NUMBER
Job#1882

DRAWING / SHEET NUMBER
Plat #01

SEC:3 TWP:15 RANGE:14 TWP:Newton CO:Muskingum ST:Ohio

