

**DESCRIPTION OF SURVEY FOR THOMAS J EDWARDS & VICKI EDWARDS
JOB#2913-2**

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

Being part of Lot 4 of Maysville Country Place recorded in Plat Book 4, Page 128, further **being part of** the Thomas John Edwards DDS Trustee and Vicki L Edwards Trustee property recorded in **Official Record Volume 3182, Page 868**, and further **being part of** Muskingum County Auditor's Parcel Number 62-72-02-04-000, and more particularly described as follows;

Beginning at an iron pin found at the common Southern corner for Lots 4 and 5 of said Maysville Country Place;

- #1- **THENCE North 16 degrees 54 minutes 05 seconds West 182.00 feet** along the common line for Lots 4 and 5 and said Edwards property and for the Donald R Stewart and Marjorie M Stewart Trustees property recorded in Deed Book Volume 1157, Page 733 to an iron pin (set);
- #2- **THENCE North 73 degrees 09 minutes 34 seconds East 65.93 feet** crossing Lot 4 to an iron pin (set) on the common line for Lots 3 and 4 of said Maysville Country Place;
- #3- **THENCE South 16 degrees 53 minutes 32 seconds East 182.00 feet** along the common line for said Lots 3 and 4 and for said Edwards property and for a second Thomas John Edwards DDS Trustee and Vicki L Edwards Trustee property recorded in Official Record Volume 3182, Page 868, to an iron pin (set) at the common South corner for Lots 3 and 4, further being on the North right of way for Maysville Pike (US Route 22);
- #4- **THENCE South 73 degrees 09 minutes 34 seconds West 65.90 feet** along the common line for Lot 4 and Maysville Pike to the place of beginning, **containing 0.275 acres.**

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. See Plat for META Data. Iron pins (set) are 5/8" rebar 30 inches long with identification cap (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed February 3, 2025 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.



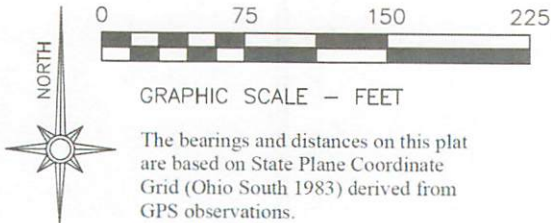
OFFICE COPY
Charles R. Harkness
NOT RECORDABLE

DESCRIPTION

APPROVED

By: D.M. Barnhard

7-1-2025



LEGEND

- PIN (SET) 5/8" REBAR 30" LONG
CAPPED (C R HARKNESS PS #6885)
- PIN FOUND 5/8" REBAR UNLESS NOTED
- ⊕ PIN FOUND CAPPED 6885 HARKNESS
- ⊗ AXLE
- ⌄ LANDHOOK

Richard H McClelland &
Joyce Ann McClelland Trustees
OR Vol. 2622, Page 783.

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

SURVEY 1

Being part of Lot 4 of Maysville Country Place recorded in Plat Book 4, Page 128, further being part of the Thomas John Edwards DDS Trustee and Vicki L Edwards Trustee property recorded in **Official Record Volume 3182, Page 868**, and further being part of Muskingum County Auditor's Parcel Number 62-72-02-04-000:

Parcel 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 62-72-02-03-000.

SURVEY 2

Being part of Lot 4 of Maysville Country Place recorded in Plat Book 4, Page 128, further being part of the Thomas John Edwards DDS Trustee and Vicki L Edwards Trustee property recorded in **Official Record Volume 3182, Page 868**, and further being part of Muskingum County Auditor's Parcel Number 62-72-02-04-000:

Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.

DESCRIPTION
APPROVED

By: D.M. Barnhard
7-1-2025

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 parcel surveyed and does not show any apparent easements nor easements of record, unless otherwise indicated.

**OFFICE COPY
NOT RECORDED**

Charles R. Harkness PLS #6885



SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. All other references are shown or listed.

Note #1- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID18, GRS1980, Grid to Ground Scale Factor For surveyed Lots - 1.00005093627958.

Note #2- Centerline of Maysville Pike was a best fit approach using survey monuments found, Right of way plans, prior surveys South of the centerline completed by (Charles R Harkness PLS #6885 Job #2002 dated 8/17/2012 and Job 2499 dated July 2019), by (Timothy H Linn PLS #7113 dated 8/17/2012), by Stephen M Bowman PLS #7135 dated 3/20/2007), and by Richard Max Graves PLS #5792 dated 9/13/1983).

SURVEY FOR: Thomas J Edwards & Vicki Edward	Member HARKNESS SURVEYING & MAPPING, INC. Member 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122 Starting 1975
SURVEYED: Feb 3, 2025 DRAWN: Feb 12, 2025	Job Number Job#2913 Drawing Sheet Plat #01