

66-90-04-49-000

DEED DESCRIPTION
FOR
BETTY J CUBBISON

Situated in the Township of Union, Muskingum County, Ohio, and being **2.371 acres** more or less in part of the East half of lot # 17 in Quarter township 4, township 1 North, Range 5 West of the United States Military District and being more particularly described as follows:

Commencing at the Northwest Corner of the East half Lot # 17, Township # 1 North, Range # 5 West of the United States Military District.

Thence with the north line of the East half Lot # 17 S87°22'12"E a distance of 903.53 feet to a survey angle point in the center of Rix Mills Road (C.R. # 55)

Thence with the center of Rix Mills Road the next four (4) calls:

1. S16°46'27"E a distance of 92.72 feet to a survey angle point.
2. S08°19'12"E a distance of 58.37 feet to a survey angle point.
3. S01°36'37"E a distance of 62.42 feet to a survey angle point.
4. S02°56'07"W a distance of 71.67 feet to a survey angle point, the **BEGINNING**.

Thence continuing with the center of Rix Mills Road and with the lands of now or formerly Darrel D. and Carol M. Cubbison as found in Deed Volume 1086 Page 316 S06°08'03"W a distance of 410.75 feet to a survey angle point.

Thence leaving the center of said road and with the lands of now or formerly Kelli J. Bennett Tr as found in Deed Volume 2617 Page 860 N78°28'26"W a distance of 143.10 feet to an iron pin found capped "C.R.HARKNESS 6885" (having passed through an iron pin found capped C.R. HARKNES 6885 at 23.30 feet.)

Thence with the lands of now or formerly Darrel D. and Carol M. Cubbison as found in Deed Volume 1086 Page 0316 the next two (2) calls:

1. N02°33'12"E a distance of 30.16 feet to an iron pin found capped " C.R. HARKNESS 6885 ".

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DEED DESCRIPTION
FOR
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2. N87°33'53"W a distance of 158.26 feet to an iron pin found capped " C.R. HARKNESS 6885 ".

Thence with the lands of now or formerly Jeffrey and Barbara Cubbison as found in Deed Volume 1525 Page 0535 the following two (2) calls:

1. N06°23'43"E a distance of 243.12 feet to an iron pin found capped " C.R. HARKNESS 6885".

2. N61°49'34"E a distance of 227.82 feet to an iron pin found capped "C.R. HARKNESS 6885 ".

Thence with the lands of now or formerly Jeffrey and Barbara Cubbison as found in Deed Volume 0793 Page 0200 S86°50'52"E a distance of 113.14 feet to the beginning (having passed through an iron found at 88.66 capped " C.R. HARKNESS 6885 ") and containing 2.371 acres more or less and being all of the property conveyed to Betty J. Cubbison as found in Deed Volume 2644 Page 426.

All of Aud. Parcel # 66-90-04-49-000

Subject to all easements or leases of public record.

Bearings are from a GPS observation and are for angle calculations only, and are based on the north line of the East half of Lot # 17, and used as S87°22'12"E.

Iron pins set are 5/8 inch rebar 30 inches long, capped G. Saling-7192.

A survey of the above described property was made by Gary D. Saling, Registered Surveyor # S-7192 on August 20, 2018.



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NOT RECORDABLE
Gary D. Saling

DESCRIPTION
APPROVED
By: Gary D. Saling 8/20/18

N.W. CORNER
EAST HALF
LOT # 17

903.53
S87°22'12"E

LEGEND !

- IRON PIN SET CAPPED " G. SALING 7192 "
- IRON PIN FOUND CAPPED " C. R. HARKNESS 6885 "
- ◇ IRON PIN FOUND UNCAPPED
- SURVEY ANGLE POINT

PERTINENT DOCUMENTS
DEEDS
SURVEYS
TAX MAP

BEARINGS ARE FROM A GPS OBSERVATION AND ARE FOR ANGLE CALCULATIONS ONLY
BASED ON THE NORTH LINE OF THE EAST HALF OF LOT # 17 OF UNION TOWNSHIP AND USED AS
S 87° 22' 12" E

SURVEY PLAT OF 2.371 ACRES
BETTY CUBBISON PROPERTY
PART OF THE EAST HALF LOT # 17
QUARTER TOWNSHIP # 4, TOWNSHIP 1 NORTH, RANGE 5 WEST
UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO
REF: DEED VOLUME 2644 PAGE 426
AUGUST 20, 2018

JEFFREY & BARBARA CUBBISON D.V. 1525 / 0535

JEFFREY & BARBARA CUBBISON
D.V. 0793 / 0200

2.371 ACRES
ALL OF PAR # 66-90-04-49-000

C / L RIX MILLS ROAD (C.R. # 55)

DARREL D & CAROL M
CUBBISON D.V. 1086 / 0316

(A) - KELLI J BENNETT TR
D.V. 2617 / 0860

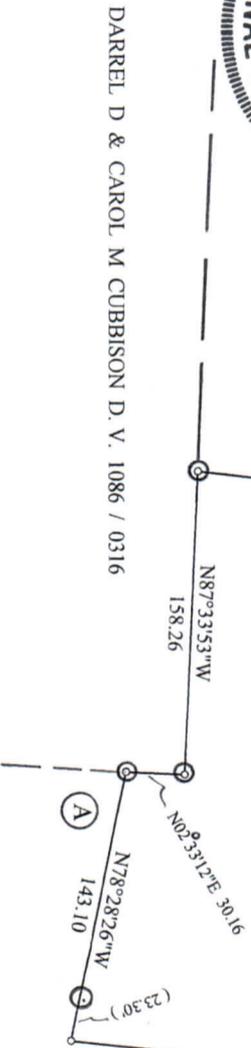


DESCRIPTION
APPROVED
By: [Signature]

SURVEYED BY:
GARY D SALING
REGISTERED SURVEYOR
S - 7192

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66-90-04-49-000 B



DESCRIPTION OF SURVEY FOR BILL CUBBISON JOB#556-3
Situated in the State of Ohio, County of Muskingum, Township
of Union:

Being part of the East Half, of Lot #17, of Quarter Township #4, Township #1, Range #5, of the US Military District, being part of the prior deed reference Volume 497, Page 288 of said county's deed records, also being part of Muskingum County Auditor's Parcel Number 66-66-90-04-49-000, and more particularly described as follows;

Beginning at an iron pin (set by previous survey) at the Northwest corner, of said East Half of Lot #17; thence S 87 54 40 E 903.53 feet along the North line of said Lot #17 to the center of County Road #55 (Rix Mills Road), from which an iron pin (set by previous survey) at the Northeast corner of said Lot #17 bears for reference S 87 54 40 E 438.39 feet; thence S 17 18 55 E 92.72 feet along the center of said road; thence S 08 51 40 E 58.37 feet along the center of said road; thence S 02 09 05 E 62.64 feet along the center of said road; thence S 02 24 10 W 71.67 feet along the center of said road to the Southeast corner of the J & B Cubbison property as described in deed reference Volume 793, Page 200, also being the place of beginning for the property herein intended to be described;

- #1- thence S 05 38 15 W 410.75 feet continuing along said road to a common corner for said prior deed reference and for the F & C Cubbison property as described in deed reference Volume 580, Page 771;
- #2- thence N 78 56 55 W 143.10 feet along the common line between the prior deed reference and said F & C Cubbison property to an iron pin (set) at the Northwest corner of said F & C Cubbison property, also being the Southeast corner of a 0.065 acre parcel surveyed from the prior deed reference;
- #3- thence N 01 58 05 E 30.16 feet through said prior deed reference and along a line of said 0.065 acre parcel to an iron pin (set) at the Northeast corner of said 0.065 acre parcel;
- #4- thence N 88 05 55 W 158.26 feet continuing through said prior deed reference and along a line of said 0.065 acre parcel to an iron pin (set) at a common corner for said 0.065 acre parcel and a 8.73 acre parcel also surveyed from said prior deed reference;
- #5- thence N 05 54 05 E 243.12 feet through said prior deed reference and along a line of said 8.73 acre parcel to an iron pin (set) at a corner for said 8.73 acre parcel;
- #6- thence N 61 20 35 E 227.82 feet continuing through said prior deed reference and along a line of said 8.73 acre parcel to an iron pin (set) at a corner for said 8.73 acre parcel on the South line of said J & B Cubbison property;
- #7- thence S 87 23 20 E 113.14 feet along the South line of said J & B Cubbison property to the place of beginning, passing an iron pin (found) at 88.66 feet, containing 2.37 acres.

The bearing within this description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness R.S.6885).

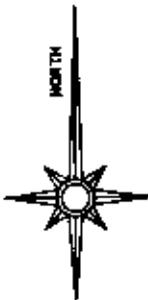
This description was written by Charles R. Harkness Registered Surveyor #6885 from an actual survey completed on September 14, 1993, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

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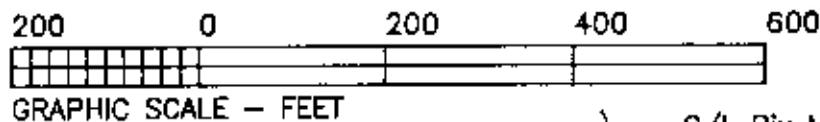
DESCRIPTION APPROVED
FOR _____

BY Charles R. Harkness

9-23-93



The bearings on this plat are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method).



LEGEND

- PIPE (FOUND)
- PIN (FOUND)
- PIN (SET BY PREVIOUS SURVEY)
- △ POINT
- PIN (SET) 5/8" REBAR WITH IDENTIFICATION CAP (C R HARKNESS RS #6885)

CALL DATA TABLE:

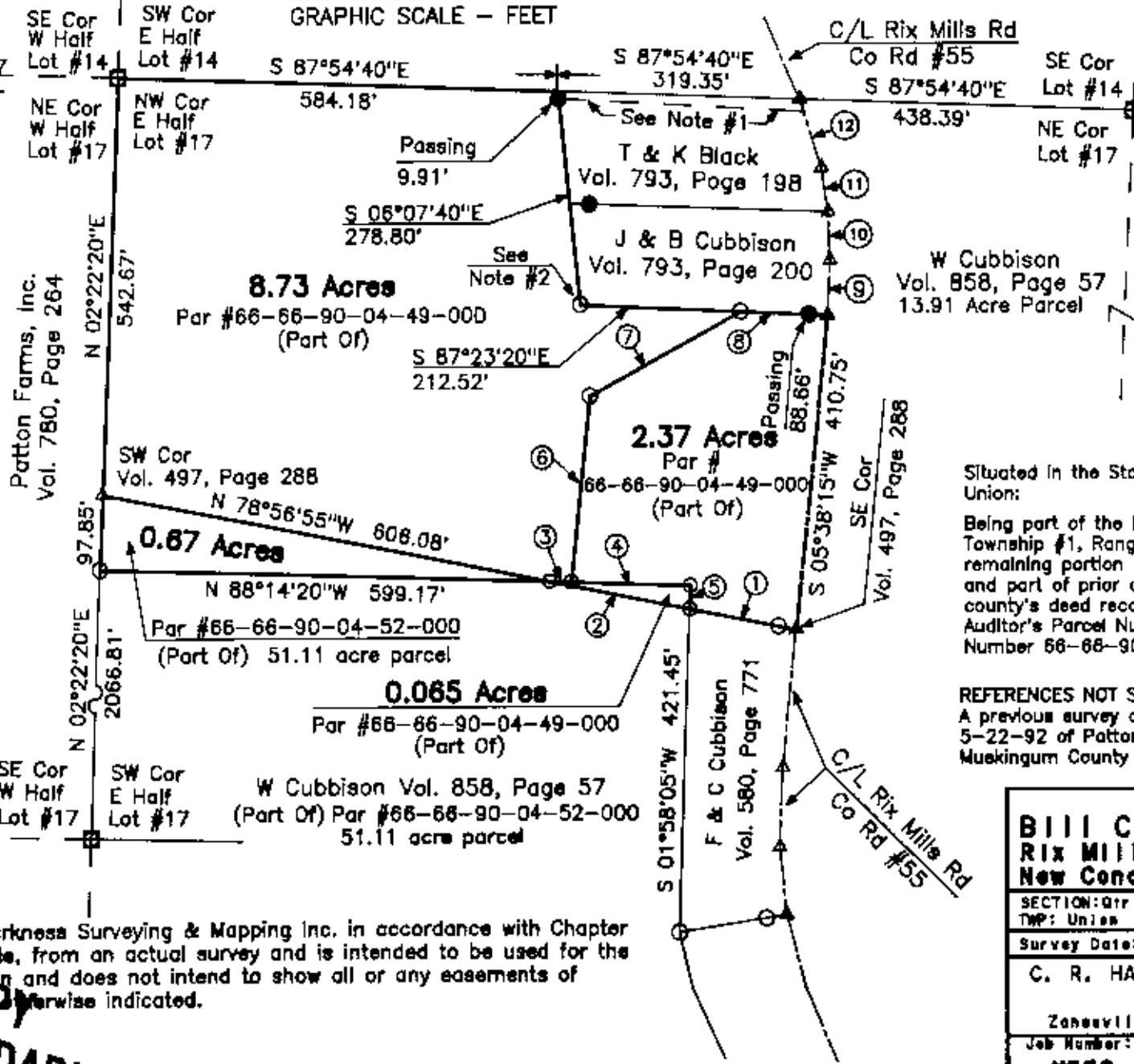
- | | | |
|---|--------------|---------|
| ① | N 78°56'55"W | 143.10' |
| ② | N 78°56'55"W | 189.21' |
| ③ | S 88°14'20"E | 28.58' |
| ④ | S 88°05'55"E | 158.26' |
| ⑤ | S 01°58'05"W | 30.16' |
| ⑥ | N 05°54'05"E | 243.12' |
| ⑦ | N 61°20'35"E | 227.82' |
| ⑧ | S 87°23'20"E | 113.14' |
| ⑨ | N 02°24'10"E | 71.87' |
| ⑩ | N 02°09'05"W | 62.64' |
| ⑪ | N 08°51'40"W | 58.37' |
| ⑫ | N 17°18'55"W | 92.72' |

NOTES:

Note #1 - Described in DB Vol 793, Pg 198 as the N line of Lot #17.
 Note #2 - Replaced iron pin (found) disturbed.

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey and is intended to be used for the legal transfer of the property shown and does not intend to show all or any easements of record, nor easements otherwise indicated.

OFFICE COPY NOT RECORDABLE
 Charles R. Harkness RS #6885



DESCRIPTION APPROVED FOR TRANSFER

A. L. Smith 9-23-93

Situated in the State of Ohio, County of Muskingum, Township of Union:
 Being part of the East Half of Lot #17, of Quarter Township #4, Township #1, Range #5 of the US Military District, being all of the remaining portion of prior deed reference Volume 497, Page 288 and part of prior deed reference Volume 858, Page 86 of said county's deed records, also being all of Muskingum County Auditor's Parcel Number 66-66-90-04-49-000 and part of Number 66-66-90-04-52-000.

REFERENCES NOT SHOWN OR LISTED:
 A previous survey completed by C R Harkness RS #6885 on 5-22-92 of Patton Farms, Inc. Muskingum County Tax Maps of the area.

SURVEY FOR:	
Bill Cubbison	
Rix Mills Road	
New Concord, Ohio 43762	
SECTION: Qtr Top #4	TOWNSHIP: R1
TWP: Union	COUNTY: Muskingum
STATE OF OHIO	
Survey Date: 9-14-93	Draw date 9-21-93 By: SBT
C. R. HARKNESS SURVEYING & MAPPING INC.	
768 DRYDEN ROAD	
Zanesville, Ohio 43701 Phone (614) 454-8387	
Job Number: #556	Drawing/Sheet No. Plat #01