

83-19-02-05
429 CLIFFWOOD AVE

DESCRIPTION OF SURVEY FOR
HOWARD STEWART JR. & KELLY JO STEWART
JOB#1767-1

Situated in the State of Ohio, County of Muskingum, City of Zanesville:

Being part of Lots #4 and #6 of Central Subdivision in Cliffwood, recorded in Plat Book 1, Page 279, (Re-Plat Book 1, Page 253) **being all of the Howard Stewart Jr. & Kelly Jo Stewart property** recorded in Official Record Volume 2153, Page 294, of said county's deed records, further being all of Muskingum County **Auditor's Parcel Numbers 83-19-02-04-000 and 83-19-02-05-000**, and more particularly described as follows;

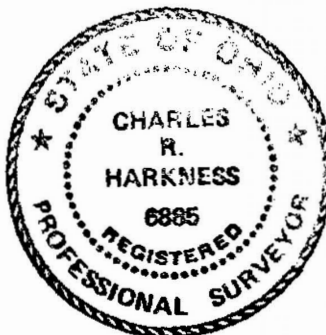
Beginning at an iron pin (set) at the common Northern corner of Lots #1 and #6 of said Central Sub;

- #1- **THENCE North 55 degrees 57 minutes 00 seconds East 49.50 feet** along the Northwest line of said Lot #6 and Southern line of Bates Street (Pearl Street) to an iron pin (set) at a common corner for said Stewart property and for the Lorna A Green property recorded in Deed Book Volume 1112, page 13;
- #2- **THENCE South 54 degrees 42 minutes 05 seconds East 123.56 feet** leaving said street, crossing said Lots #6 and #4 and along the common line for said Stewart and Green properties to an iron pin (set) on the Southeast line of said Lot #4 and Northwest line of Cliffwood Avenue;
- #3- **THENCE South 35 degrees 00 minutes 00 seconds West 53.13 feet** along said Lot #4 and Cliffwood Avenue to an iron pin (set) at a common corner for said Stewart property and for the Robert A Newell and Nancy L Newell property recorded in Official Record Volume 1748, Page 618;
- #4- **THENCE North 51 degrees 56 minutes 30 seconds West 141.46 feet** leaving said Ave. crossing said Lots #4 and #6, and along the common line for said Stewart and Newell properties to the place of beginning, containing 0.07 acre from said Lot #4 and 0.08 acres from said Lot #6 for a **total of 0.15 acres**.

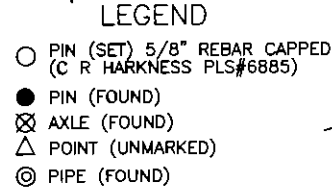
The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on April 18, 2009 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 RECORDED**
Charles R. Harkness
Charles R. Harkness P.L.S. #6885



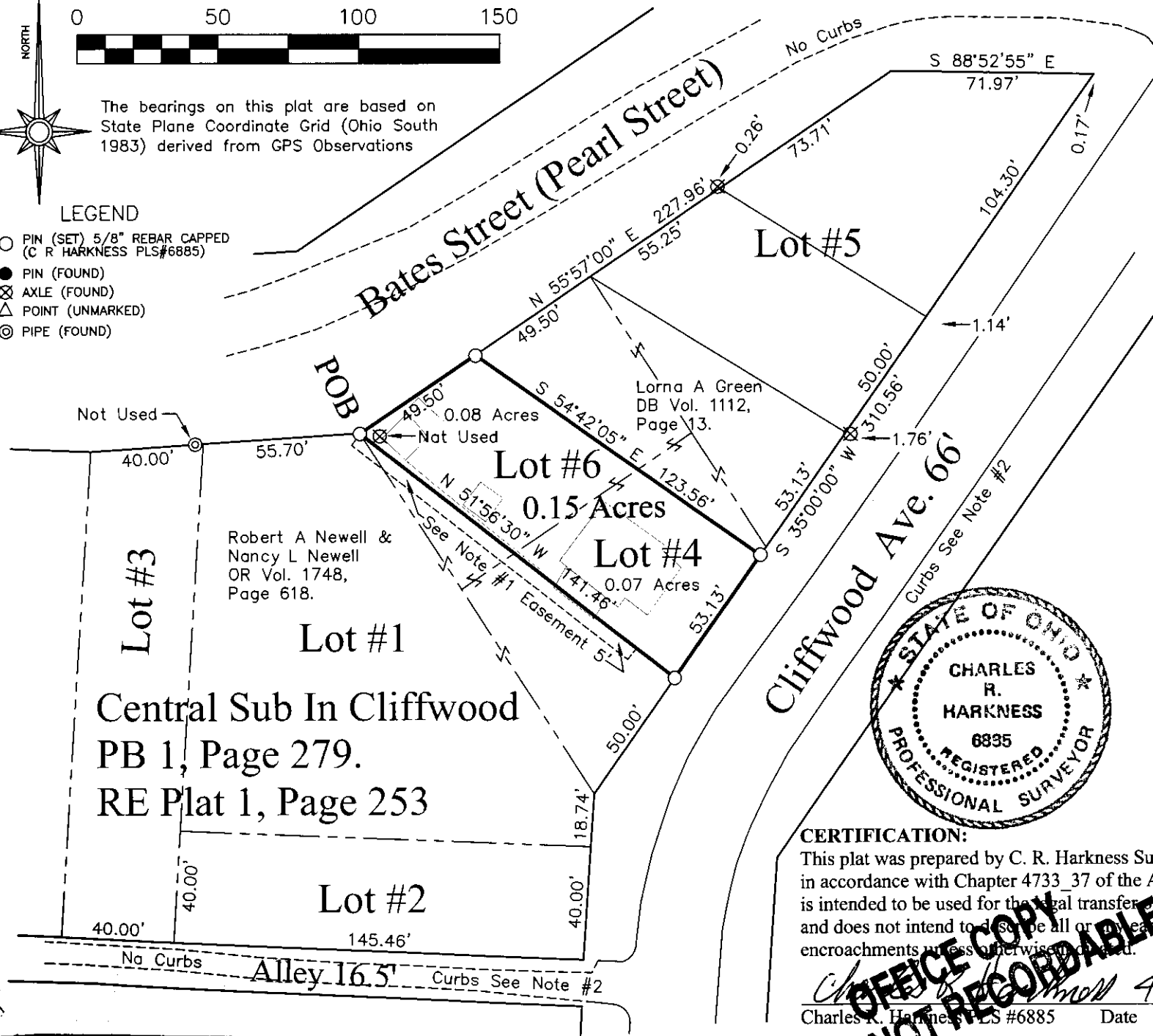
DESCRIPTION
APPROVED
By: *[Signature]* 4/22/2009



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)
- ☒ AXLE (FOUND)
- ☐ POINT (UNMARKED)
- ☒ PIPE (FOUND)



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Part of Lot #4 83-19-02-05-000 (0.08 Acres)

Part of Lot #6 83-19-02-04-000 (0.07 Acres)

SURVEYOR'S NOTES & REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Plat of Cliffwood PB 1, Page 92, Replat Book 1, Page 92. Survey by John R Marshall PLS #5307 dated 3-18-1984 see DB Vol. 1114, Page 785.

Note #1- Easement recorded in Official Record Volume 2209, Page 509, 5 feet wide 124 feet long.

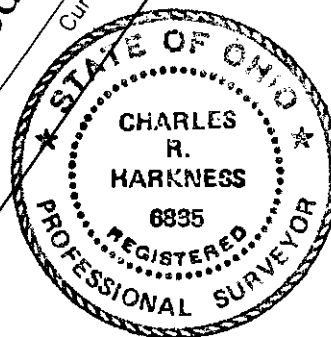
Note #2- Curbs used to establish Cliffwood Ave. Curbs for Alley was not used.

Note #3- Layout of Lots #1 through #6 as shown is consistent with all longterm occupation within the block.

DESCRIPTION

APPROVED

By:



CERTIFICATION:

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 of record, nor encroachments unless otherwise noted.

Charles R. Harnness PLS #6885

Date _____

SURVEY FOR:

Howard Stewart Jr. & Kelly Jo Stewart

SURVEYED: 4/18/2009

DRAWN: 4/18/09

TWP: RANGE: TWP: CO: Muskingum ST: Ohio

Harkness Surveying & Mapping, Inc.

8205 Old Town Road

Roseville, Ohio 43777

Phone/Fax (740) 849-0122

JOB NUMBER

Job# 1767

DRAWING / SHEET NUMBER

Plat: #01