

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

Being part of Lot 23 of Jackson's Subdivision of a portion of Quarter Township 1, Township 2, Range 9, of the US Military District, **being part of** the Scott A Simmons and Sherrie L Simmons property recorded in Official Record Volume 2176, Page 736, of said county's deed records, further part of Muskingum County **Auditor's Parcel Number 35-10-71-10-001**, and more particularly described as follows;

Commencing at a stone (found) marked on the East line of said Lot 23, also being at the Southwest corner of Lot 6 of said Jackson's Subdivision;

- TIE- **THENCE North 02 degrees 25 minutes 25 seconds East 436.26 feet** along the common line for said Lots 6 and 23 to an iron pin (found) with an aluminum cap marked C R Harkness PLS #6885), being the place of beginning for the property herein intended to be described, further being a common corner for said Simmons property and for the John A Bay and Nancee Bay property recorded in Deed Book Volume 877, Page 153;
- #1- **THENCE North 87 degrees 37 minutes 45 seconds West 69.68 feet** along said Bay and Simmons properties to an unmarked point in the center line of Baker Road (Township Road 119), passing an iron pipe (found) at 16.28 feet;
- #2- **THENCE North 21 degrees 01 minutes 25 seconds East 218.48 feet** crossing said Simmons property and along said road to an unmarked point on said Lot line;
- #3- **THENCE South 02 degrees 25 minutes 25 seconds West 207.00 feet** leaving said road, along said Lot line, further being the West line of the John A Bay and Nancee Bay property located in said Lot 6, recorded in Official Record Volume 1877, Page 442 to the place of beginning, **containing 0.17 acres**, of which 0.09 acres are within the right of way for Baker Road (Township Road 119).

This parcel in 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 35-10-71-05-003.

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 February 19, 2011 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
Charles R. Harkness PLS #6885



DESCRIPTION APPROVED
By: *[Signature]* 2/19/11

APPROVED MUSKINGUM COUNTY PLANNING COMMISSION DIRECTOR
[Signature]

5/1/11
Date Fee Paid



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

LEGEND

- ◆ PIN (FOUND) 5/8" REBAR ALUMINUM CAP (C R HARKNESS PLS#6885)
- PIN (FOUND) ○ PIPE (FOUND)
- △ POINT (UNMARKED) ▣ STONE (FOUND) MARKED

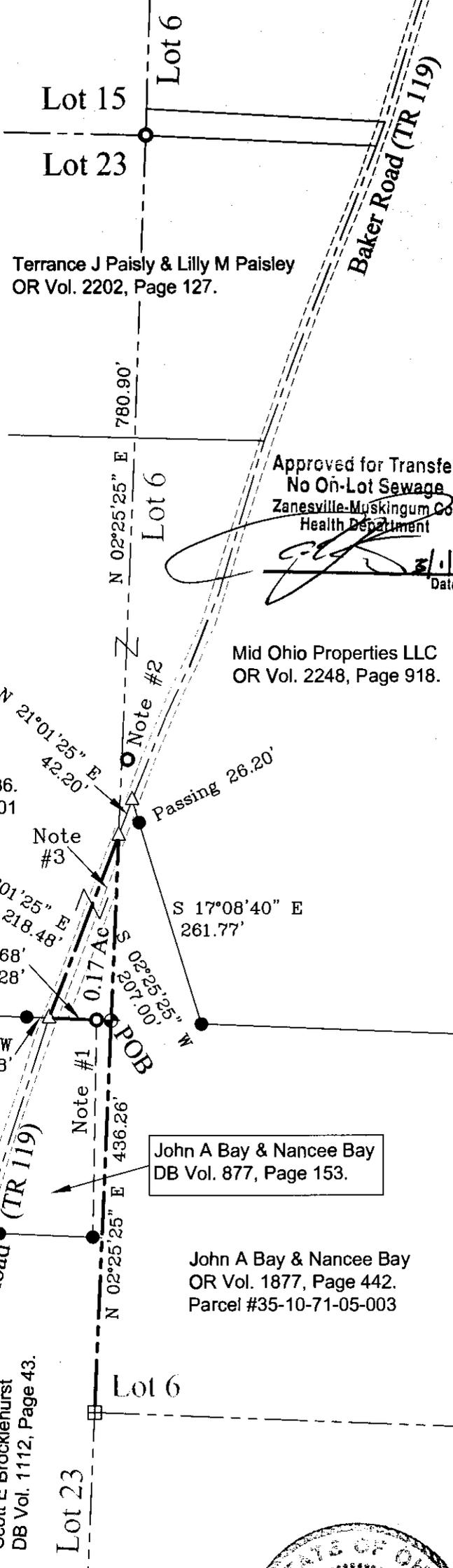
Situated in the State of Ohio, County of Muskingum, Township of Licking:

Being part of Lot 23 of Jackson's Subdivision, of a portion of Quarter Township 1, Township 2, Range 9 of the US Military District, being part of the Scott A Simmons and Sherrie L Simmons property recorded in Official Record Volume 2176, Page 736 of said county's deed records, also being part of Muskingum County Auditor's Parcel Number 35-10-71-10-001:

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Tax maps dated 1852 and 1854. Surveys completed by Charles R Harkness PLS #6885 Job #246 dated 6/15/1988 and by George W Johnson PLS #5252 dated 12/05/1988.

- Note #1- Lot line by previous deed DB Vol. 424, Page 215.
- Note #2- Pipe Cap BLS #5252 East of Lot Line 3.36'
- Note #3- Right of way listed for TR 119 is 40 feet and occupies 0.09 acres of the surveyed parcel.
- Note #4- 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 35-10-71-05-003.



Approved for Transfer
 No On-Lot Sewage
 Zanesville-Muskingum Co.
 Health Department
 Date 3/1/11

Mid Ohio Properties LLC
 OR Vol. 2248, Page 918.

Scott A Simmons & Sherrie L Simmons
 OR Vol. 2176, Page 736.
 Parcel #35-10-71-10-001

William Bennett & Patricia Bennett
 DB Vol. 1134, Page 664.

John A Bay & Nancee Bay
 DB Vol. 877, Page 153.

John A Bay & Nancee Bay
 OR Vol. 1877, Page 442.
 Parcel #35-10-71-05-003

David M Mohler & Carolyn E Mohler
 DB Vol. 971, Page 80.

Scott E Brocklehurst
 DB Vol. 1112, Page 43.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date	DESCRIPTION	Fee Paid
3/1/11	APPROVED	
	By: [Signature]	

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 to describe all or any easements of record, nor encroachments unless otherwise indicated.

OFFICE COPY NOT RECORDABLE
 Charles R. Harkness

PROPERTY OWNER: Scott A Simmons & Sherrie L Simmons		 HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEY DATE: 2/19/11 DRAWN: 2/21/11		JOB NUMBER Job#1895	DRAWING / SHEET NUMBER Plat #01
LOT: 23 QTR TWP: 1 TWP: 2 RANGE: 9 TWP: Licking CO: Muskingum ST: Ohio			

