

## DESCRIPTION OF SURVEY FOR NATHAN &amp; LORA BAUM

JOB#1290-1

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

Being part of Quarter Township #3, Township #1, Range #6, of the US Military District, **being all of** the remainder of the Nathan and Lora Baum property recorded in Deed Book Volume 1157, Page 585 of said county's deed records, further being known as all of Muskingum County Auditor's **Parcel Number 51-62-01-46-001**, and more particularly described as follows;

Commencing at a stone at the center of Quarter Township #3; **THENCE North 83 degrees 55 minutes 00 seconds West 2754.11 feet** along the common line for the Northwest and Southwest Quarters of said Quarter Township #3 to a stone at the Northeast corner of said N & L Baum property, and place of beginning for the property herein intended to be described;

- #1- **THENCE South 05 degrees 53 minutes 30 seconds West 550.12 feet** into said Southwest Quarter of Quarter Township #3, along the East line of said N & L Baum property, and common line for the R & S Hicks property recorded in Official Record Volume 1547, Page 104 to an iron pin at the Southeast corner of said N & L Baum property, also being the Northeast corner for the A Kussmaul property recorded in Deed Book Volume 981, Page 431;
- #2- **THENCE North 82 degrees 38 minutes 05 seconds West 528.57 feet** along the common line for said N & L Baum and A Kussmaul properties to an iron pin at the Southeast corner of a 0.67 acre parcel owned by L & K Kavulich recorded in Deed Book Volume 1024, Page 303;
- #3- **THENCE North 07 degrees 21 minutes 55 seconds East 138.73 feet** along a common line for said N & L Baum property and 0.67 acre parcel to an unmarked point, passing an iron pin at 113.73 feet
- #4- **THENCE North 82 degrees 38 minutes 05 seconds West 6.54 feet** along a common line for said N & L Baum property and 0.67 acre parcel to an unmarked corner of a 1.0615 acre parcel owned by said L & K Kavulich;
- #5- **THENCE North 07 degrees 21 minutes 55 seconds East 182.42 feet** along a common line for said N & L Baum property and 1.0615 acre parcel to an iron pin, passing an iron pin at 25.00 feet;
- #6- **THENCE North 83 degrees 44 minutes 55 seconds West 257.05 feet** along a common line for said N & L Baum property and 1.0615 acre parcel to an unmarked common corner for said N & L Baum property, for said 1.0615 acre parcel, and for the M & D Sims property recorded in Official Record Volume 1681, Page 151, from which an iron pin on the common line for said 1.0615 acre parcel and Sims property for reference bears South 07 degrees 21 minutes 55 seconds West 20.00 feet;
- #7- **THENCE North 81 degrees 00 minutes 55 seconds West 176.89 feet** along the common line for said N & L Baum and Sims properties to a mag nail in the center line of Hicks Road (County Road #52);
- #8- **THENCE North 53 degrees 48 minutes 45 seconds East 18.90 feet** along said road, and common line for said N & L Baum property and for the R Johnston property recorded in Deed Book Volume 889, Page 138 to an unmarked point;
- #9- **THENCE North 59 degrees 29 minutes 50 seconds East 210.52 feet** continuing along said road and common line for said N & L Baum and R Johnston properties to an unmarked point;
- #10- **THENCE North 55 degrees 53 minutes 40 seconds East 107.21 feet** continuing along said road and common line for said N & L Baum and R Johnston properties to an unmarked point on the common line for said Northwest and Southwest Quarters of Quarter Township #3;
- #11- **THENCE South 83 degrees 55 minutes 00 seconds East 694.74 feet** along said common line for the Northwest and Southwest Quarters, to the place of beginning, passing an iron pipe at 30.00 feet, containing 8.08 acres, excepting a 0.49 acre parcel recorded in Official Record Volume 1753, Page 528 and further described below, for a **total of 7.59 acres**.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY A. L. Swinehart  
9-5-2003 KS

**EXCEPTING A TRACT LOCATED WITHIN THE ABOVE 8.08 ACRE PARCEL**

Excepting from the above described 8.08 acre parcel, the Lora Baum property described in Official Record Volume 1753, Page 528, further being known as Muskingum County Auditor's Parcel Number 51-62-01-46-003 and more particularly described as follows;

Commencing at a stone at the center of Quarter Township #3; **THENCE North 83 degrees 55 minutes 00 seconds West 3448.85 feet** along the common line for the Northwest and Southwest Quarters of said Quarter Township #3 to an un marked point in the center line of Hicks Road (County Road #52); **THENCE South 55 degrees 53 minutes 40 seconds West 48.57 feet** into said Southwest Quarter and along said road to an unmarked point on the South line of a 20 foot wide easement recorded in said Official Record Volume 1753, Page 528; **THENCE South 71 degrees 43 minutes 45 seconds East 177.09 feet** leaving said road and through said N & L Baum property and along the South line of said easement to an unmarked point; **THENCE South 82 degrees 21 minutes 05 seconds East 36.09 feet** continuing through said N & L Baum property and along the South line of said easement to an iron pin at the Northwest corner of said L Baum property and the place of beginning for the exception herein intended to be described;

- #1- THENCE South 82 degrees 20 minutes 55 seconds East 165.78 feet** along the North line of said L Baum property and South line of said easement to an iron pin;
- #2- THENCE South 19 degrees 06 minutes 10 seconds West 171.98 feet** along the East line of said L Baum property and leaving said easement to an iron pin;
- #3- THENCE North 68 degrees 46 minutes 00 seconds West 77.73 feet** along the South line of said L Baum property to an iron pin;
- #4- THENCE North 26 degrees 46 minutes 45 seconds West 114.77 feet** along the Southwest line of said L Baum property to an iron pin;
- #5- THENCE North 16 degrees 39 minutes 15 seconds East 56.33 feet** along the West line of said L Baum property to the place of beginning containing 0.49 acres.

**SUBJECT TO AN EASEMENT**

Subject to a 20 foot wide easement recorded in Official Record Volume 1753, Page 528, the South line of which being referenced and described in the above 0.49 acre exception.

The bearings within this description are based on a previous survey completed by Steven B Walton PLS #7675 of the N & L Baum property dated July 1999. All monuments called for are taken from previous a survey of the N & L Baum completed by Steven B Walton PLS #7675 of the N & L Baum property dated July 1999, and from a previous survey of the L Baum property completed by Peter L Dinan PLS #5451 dated February 18, 2002.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from record surveys, 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 PLS #6885

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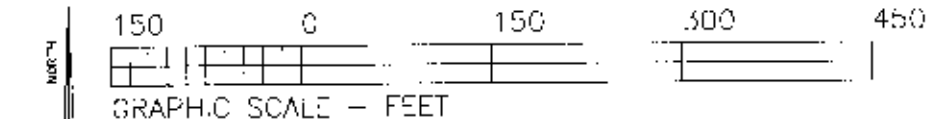
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Charles R. Harkness PLS #6885



The bearings on this plat are based on a previous survey completed by Steven B. Walton PLS #7675 of the N & L Baum property dated July 1999.

# LEGEND

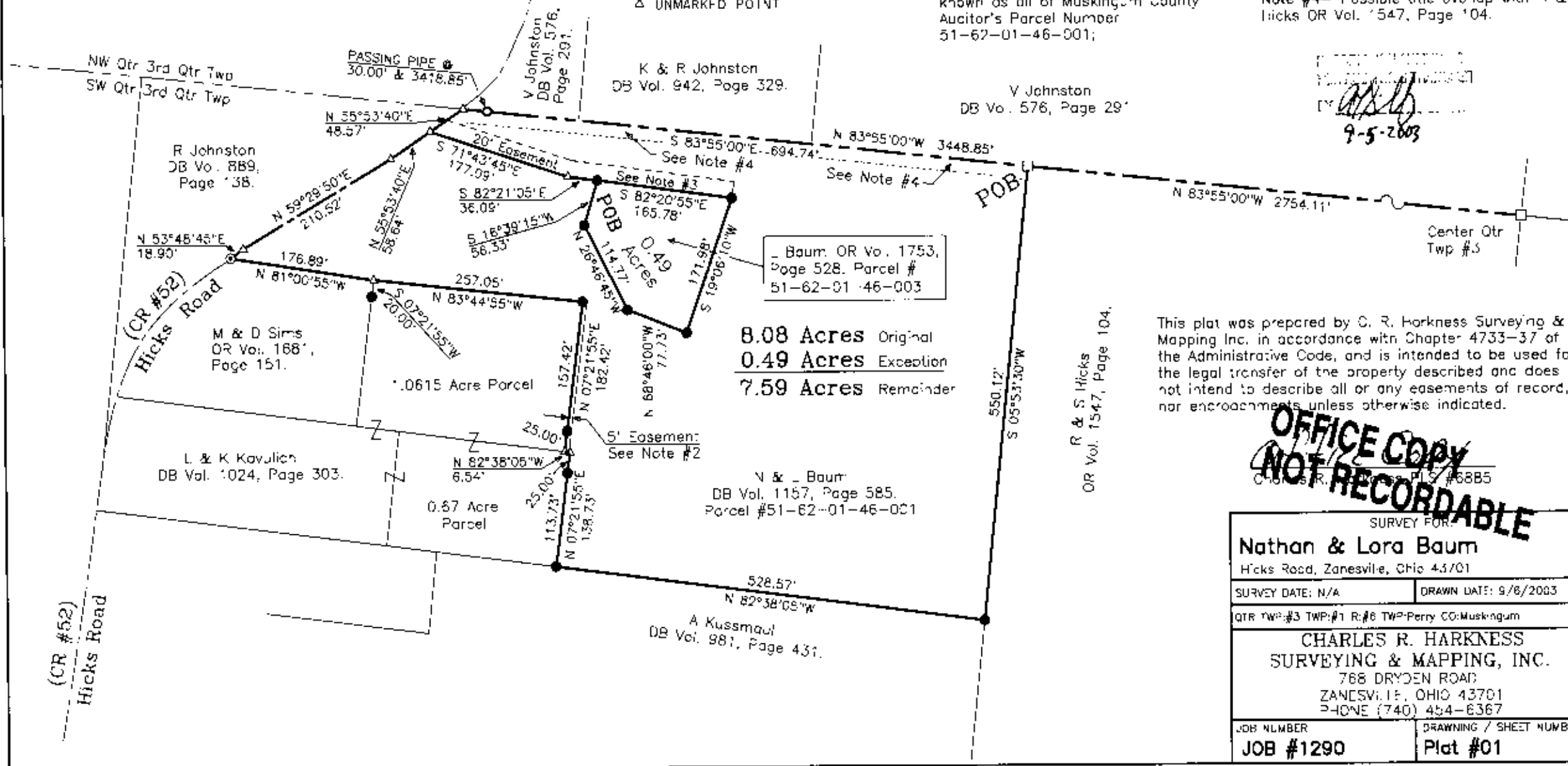
- P.I.N. (BY RECORD SURVEY)
- ⊙ P.I.P.E. (BY RECORD SURVEY)
- STONE (BY RECORD SURVEY)
- ⊗ MAG-NAIL (BY RECORD SURVEY)
- △ UNMARKED POINT

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

Being part of Quarter Township #3, Township #1, Range #6, of the US Military District, being all of the remainder of the Nathan and Lora Baum property recorded in Deed Book Volume 1157, Page 585 of said county's deed records, further being known as all of Muskingum County Auditor's Parcel Number 51-62-01-46-001;

## SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps, all other references are shown or listed.  
 Note #1- Bearings and distances are directly or calculated from record surveys.  
 Note #2- Utility easement 5 feet wide recorded in DB Vol. 1157, Page 585.  
 Note #3- Ingress and egress easement 20 feet wide recorded in OR Vol. 1153, Page 528.  
 Note #4- Possible title overlap with R & S Hicks OR Vol. 1547, Page 104.



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 indicated.

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NOT RECORDABLE**

SURVEY FOR:	
Nathan & Lora Baum	
Hicks Road, Zanesville, Ohio 43701	
SURVEY DATE: N/A	DRAWN DATE: 9/6/2003
QTR TWP: #3 TWP: #1 R: #6 TWP: Perry CO: Muskingum	
CHARLES R. HARKNESS SURVEYING & MAPPING, INC. 768 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE (740) 454-8367	
JOB NUMBER	DRAWING / SHEET NUMBER
JOB #1290	Plat #01