

DESCRIPTION OF SURVEY FOR CHAD AND HOLLIE TOM

JOB#2460

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

Being part of the Southwest Quarter, Section 10, Township 12, Range 13, of the Congress Lands East of the Scioto River, **being part of** the Ronald E Tom and Diana L Tom property recorded in **Official Record Volume 1532, Page 915** of said county's deed records, also **being part of** Muskingum County **Auditor's Parcel Number 73-27-02-67-003**, and more particularly described as follows;

Commencing at the unmarked common corner for the Northwest and Southwest Quarters of said Section 10, and for the Northeast and Southeast Quarters of Section 9 of said Township and Range;

- TIE- THENCE South 86 degrees 23 minutes 22 seconds East 747.41 feet** along the common line for said Northwest and Southwest Quarters of Section 10 to an iron pin (found) at the common corner of said Ronald and Diana Tom property and for the Chad A Tom and Hollie M Tom property recorded in Official Record Volume 1532, Page 919 and the place of beginning for the property herein intended to be described;
- #1- THENCE South 86 degrees 23 minutes 22 seconds East 305.66 feet** continuing along said Quarter Section line to an iron pin (found) at a common corner for said Ronald and Diana Tom property and for the Randall D Tom and Connie J Tom property recorded in Official Record Volume 2656, Page 228;
- #2- THENCE South 02 degrees 14 minutes 31 seconds West 66.66 feet** into said Southwest Quarter of Section 10 and along a common line for said Ronald/Diana Tom and Randall/Connie Tom properties to a cotton gin spike (set) in an existing gravel drive, passing an iron pin (found) at 50.58 feet;
- #3- THENCE along a curve to the right having, a chord bearing South 57 degrees 05 minutes 58 seconds West 183.66 feet, a radius of 192.00 feet**, an arc length of 191.49 feet, through said Ronald and Diana Tom property along said drive to an iron pin (set);
- #4- THENCE South 85 degrees 40 minutes 19 seconds West 138.62 feet** continuing through said property and along said drive to a cotton gin spike (set);
- #5- THENCE South 67 degrees 14 minutes 45 seconds West 25.00 feet** continuing through said property to an iron pin (found) at a common corner for said Ronald/Diana Tom, Chad/Hollie Tom, and Harlen Dale Tom property recorded in Official Record Volume 2411, Page 709;
- #6- THENCE North 03 degrees 37 minutes 26 seconds East 206.16 feet** along the common line for said Ronald/Diana Tom and Chad/Hollie Tom properties to the place of beginning, **containing 1.16 acres**.

This parcel is 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 73-27-02-67-001.

EASEMENT RESERVED AND GRANTED

An easement reserved from and granted to the above described 1.16 acre parcel.

Commencing at the unmarked common corner for the Northwest and Southwest Quarters of said Section 10, and for the Northeast and Southeast Quarters of Section 9 of said Township and Range;

- TIE-1 THENCE South 86 degrees 23 minutes 22 seconds East 1053.07 feet** along the common line for said Northwest and Southwest Quarters of Section 10 to an iron pin (found) at the Northeast corner of the Ronald E Tom and Diana L Tom property recorded in Official Record Volume 1532, Page 915 and common corner for the Randall D Tom and Connie J Tom property recorded in Official Record Volume 2656, Page 228;

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JOB#2460

- TIE-2 THENCE South 02 degrees 14 minutes 31 seconds West 32.79 feet** into said Southwest Quarter of Section 10 and along the a common line for said properties to the unmarked place of beginning for the easement herein intended to be described;
- A- THENCE South 02 degrees 14 minutes 31 seconds West 33.87 feet** continuing along said properties to a cotton gin spike (set) in an existing drive, passing an iron pin (found) at 17.79 feet;
- B- THENCE South 02 degrees 14 minutes 31 seconds West 29.93 feet** continuing along said properties to an unmarked point, from which an iron pin (found) for reference bears South 02 degrees 14 minutes 31 seconds West 16.44 feet;
- C- THENCE along a curve to the right having, a chord bearing South 60 degrees 49 minutes 25 seconds West 173.97 feet, a radius of 207.00 feet,** an arc length of 179.55 feet, through said Ronald/Diana Tom property to an unmarked point;
- D- THENCE South 85 degrees 40 minutes 19 seconds West 141.62 feet** continuing through said property to an unmarked point;
- E- THENCE South 41 degrees 42 minutes 24 seconds West 39.97 feet** continuing through said property to an iron pin (found) at a common corner for said Randall/Connie Tom property and for the Harlen Dale Tom property recorded in Official Record Volume 2411, Page 709;
- F- THENCE North 08 degrees 40 minutes 50 seconds East 35.76 feet** along the common line for said Ronald/Diana Tom and Harlen Dale Tom properties to an iron pin (found) at a common corner for said Ronald/Diana Tom, Harlen Dale Tom, and for the Chad A Tom and Hollie M Tom property recorded in Official Record Volume 1532, Page 919
- G- North 41 degrees 42 minutes 24 seconds East 32.99 feet** through a 1.16 acre parcel surveyed from said Ronald/Diana Tom property to an unmarked point;
- H- THENCE North 85 degrees 40 minutes 19 seconds East 138.59 feet** continuing through said property and parcel to an unmarked point;
- I- THENCE along a curve to the left having, a chord bearing North 57 degrees 05 minutes 58 seconds East 169.31 feet, a radius of 177.00 feet,** an arc length of 176.53 feet,;
- J- THENCE North 28 degrees 31 minutes 37 seconds East 30.37 feet** continuing through said property and parcel to the place of beginning for this easement;

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 January 19, 2018 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**NOT RECORDABLE**

Charles R. Harkness PLS #6885



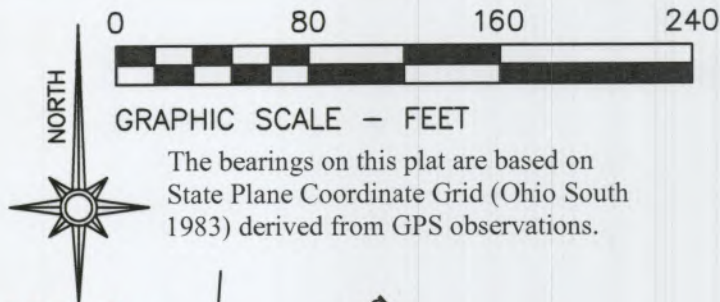
APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

2/2/18
Date

Fee Paid

Page 2 of 2

**DESCRIPTION
APPROVED**By: *Charles R. Harkness*



GRAPHIC SCALE - FEET

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)
- △ POINT (UNMARKED)
- ☼ COTTON GIN SPIKE (SET)

NE Qtr
Sec 9

NW Qtr
Sec 10

SE Qtr
Sec 9

SW Qtr
Sec 10

Commencing

295.68' (By Previous Survey)

Mark D Ginikos Jr Trustee
OR Vol. 2417, Page 657.

Denise E Pearson
DB Vol. 1015,
Page 142.

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

Being part of the Southwest Quarter, Section 10, Township 12, Range 13, of the Congress Lands East of the Scioto River, being part of the Ronald E Tom and Diana L Tom property recorded in Official Record Volume 1532, Page 915 of said county's deed records, also being part of Muskingum County Auditor's Parcel Number 73-27-02-67-003:

SURVEYOR'S NOTES AND REFERENCES:

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

Note #1- 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 73-27-02-67-001.

Note #2- Fence line is not consistent with surveyed line.

Note #3- Easement to replace prior easement through Randall D Tom and Connie J Tom property created in DB Vol. 1032, Page 546.

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

SURVEY FOR:		HARKNESS SURVEYING & MAPPING, INC.	
Chad & Hollie Tom		8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 1/19/18		Job Number	Drawing/Sheet
DRAWN: 1/19/18		Job#2460	Plat #01

CALLS ALONG EASEMENT BOUNDARY				
Call	BEARING	LENGTH	RADIUS	ARC LENGTH
A	S 02°14'31" W	33.87'		
B	S 02°14'31" W	29.93'		
C	S 60°49'25" W	173.97'	207.00'	179.55'
D	S 85°40'19" W	141.62'		
E	S 41°42'24" W	39.97'		
F	N 08°40'50" E	35.76'		
G	N 41°42'24" E	32.99'		
H	N 85°40'19" E	138.59'		
I	N 57°05'58" E	169.31'	177.00'	176.53'
J	N 28°31'37" E	30.37'		

Jerry L Davis & Carlyn R Davis
OR Vol. 2353, Page 940.

Carl H Rutter & Karen L Rutter
DB Vol. 543, Page 499.

Shawn M Williams
OR Vol. 2306, Page 554.

Chad A Tom & Hollie M Tom
OR Vol. 1532, Page 919.
Par #73-27-02-67-001

Harlen Dale Tom OR Vol. 2411, Page 709.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 2/7/18 Fee Paid Randall D Tom & Connie J Tom
OR Vol. 2656, Page 228.

POB

1.16 Acres

Part of Parcel No.
73-27-02-67-003

S 02°14'31" W 66.66'
Passing 32.79' & 50.58'

Curve Rt Chord Bear
S 57°05'58" W 183.66'
R=192.00' A=191.49'

Easement created in
DB Vol. 1032, Page 546.

Ronald E Tom & Diana L Tom
OR Vol. 1532, Page 915.
Parcel Number 73-27-02-67-003

Randall D Tom & Connie J Tom
OR Vol. 2656, Page 228.

DESCRIPTION

APPROVED

By: [Signature]

Approved For Transfer
No On-Lot Sewage
Date 1/31/18

Zanesville - Muskingum Co.
Health Department