

DESCRIPTION OF SURVEY FOR TYSON & LORI POWERS JOB#1545-1

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

Being part of the Northwest Quarter, of Section #30, Township #13, Range #12, of the Congress Lands East of the Scioto River, **being part of** the Tyson and Lori Powers property recorded in Official Record Volume 1600, Page 580 of said county's deed records, further being part of Muskingum County Auditor's Parcel Number **73-84-02-78-000**, and more particularly described as follows;

Beginning at an axle (found) at the Southeast corner of Lot #7 of Saunder's Addition recorded in Plat Book 11, Page 38, also being the Southwest corner of said Powers property;

- #1- **THENCE North 02 degrees 19 minutes 55 seconds East 67.45 feet** along a common line for said Powers property and Lot #7 to an axle (found);
- #2- **THENCE South 87 degrees 27 minutes 30 seconds East 634.46 feet** continuing along said Powers property and line of said Saunder's Addition to an iron pin (set), passing axles (found) at 80.21 feet, 180.21 feet, 280.14 feet, 380.14 feet, 480.15 feet, and 580.25 feet;
- #3- **THENCE South 02 degrees 32 minutes 30 seconds West 67.61 feet** crossing said Powers property to an iron pin (set) at the common corner for the Phillip and Linda Plants property recorded in Deed Book Volume 925, Page 342, and for the Jason and Sadie Stutes property recorded in Official Record Volume 1990, Page 326;
- #4- **THENCE North 87 degrees 26 minutes 40 seconds West 634.21 feet** along the South line of said Powers property and North line of said Stutes property and for the Dennis and Linda Simons property recorded in Official Record Volume 1676, Page 277, the Roger and Harriette McHenry recorded in Official Record Volume 1644, Page 538, the Eric Shaeffer property recorded in Official Record Volume 1595, Page 387, and the Jeffery and Stina McKendry property recorded in Official Record Volume 1663, Page 463 to the place of beginning, passing iron pins (found) at 155.60 feet and 286.61 feet, **containing 0.98 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).

The property described is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on October 16, 2006, 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 P.L.S.#6885



APPROVED FOR CLOSURE
A.R.B. 10/27/2006

APPROVED FOR CLOSURE
COMMISSION
A.R.B. 10/27/2006

100 0 100 200 300

GRAPHIC SCALE FEET

SURVEYOR'S NOTES & REFERENCES:

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

Note #1- Soils in this area are very loose and make monuments susceptible to movement.

Note #2- Monuments FOP found out of position were consider affected by more then soil movement.

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LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C.R. HARKNESS PLSH6850)
- PIN (FOUND)
- △ POINT (UNMARKED)
- ⊙ CONCRETE MONUMENT (FOUND)
- ⊙ PIPE (FOUND)
- ⊠ AXLE (FOUND)

The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations.

Wheeler's 3RD Add
PB 8, PG 91,
Lot #69

Wheeler's Sub
PH 7, PG 30,
Lot #16

Saunders' Addition PB 11, Page 38.

Lot #7 Lot #6 Lot #5 Lot #4 Lot #3 Lot #2 Lot #1

0.98 Acres

Part of Parcel #
73-84-02-78-000

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval.

POB

Found Disturbed

Jaffery & Stina
McKandry
OR Vol. 1663,
Page 463.

Eric Shaeffer
OR Vol. 1595,
Page 387.

Roger & Harriette
McHenry
OR Vol. 1644,
Page 538.

Dennis & Linda
Simons
OR Vol. 1676,
Page 277.

Jasen & Sadie Stutes
OR Vol. 1990,
Page 326.

Tyson & Lori Powers
OR Vol. 1600, Page 580.

0.51 Acres
Part of Parcel #
73-84-02-78-000

Phillip & Linda Panta
DB Vol. 925, Page 342.

Ronda and Catherine Dickson
OR Vol. 1912, Page 453.

Jo Lyn McLean
OR Vol. 1930, Page 930.

Karl Drive

Mound Road

Mound Road

APPROVED FOR CLOSURE

[Signature] 10/27/2006

Approved For Transfer

No On-Lot Sewage

Date 10/27/2006

[Signature]
Zanesville - Muskingum Co.
Health Department

EXEMPT FROM
PLANNING COMMISSION

[Signature] 10/27/2006

SURVEY FOR:	
Tyson & Lori Powers	
Mound Road, Durcon Falls, Ohio	
SURVY DATE: 10/18/2006	DRAWN DATE: 10/17/2006
SEC: #30 TWP: #13 R: #12 TWP: Wayne CO: Muskingum ST: Ohio	
CHARLES R. HARKNESS	
SURVEYING & MAPPING, INC.	
8205 OLD TOWN ROAD	
ROSEVILLE, OHIO 43777	
PHONE (740) 849 0122	
JOB NUMBER	DRAWING / SHEET NUMBER
JOB #1545	PLAT #01

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733.31 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to be used for all or any easements of right of way or encroachments unless otherwise stated.

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