

08-10-02-05-000

DESCRIPTION OF SURVEY FOR SONDRA J PHILIP

JOB#2438

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek:

Being part of Lot 2 of Garrett's Subdivision recorded in Plat Book 4, Page 9, further **being all of** the Sondra J Philip property recorded in **Official Record Volume 2523, Page 151** of said county's deed records, further **being all of** Muskingum County Auditor's **Parcel Number 08-10-02-05-000**, and more particularly described as follows;

Beginning at an iron pin (found) at the Southern common corner for Lots 2 and 3 of said Garrett's Subdivision, further located on the North line of the abandoned B & O Railroad;

- #1- **THENCE North 01 degrees 26 minutes 44 seconds East 280.48 feet** along the common line for said Lots 2 and 3 to an unmarked point on the low water mark of the Muskingum River, passing an iron pin (found) at 220.48 feet and the centerline of Old River Road (County Road 6) at 233.48 feet;
- #2- **THENCE South 89 degrees 15 minutes 55 seconds East 93.71 feet** along said low water mark to an unmarked point;
- #3- **THENCE North 74 degrees 12 minutes 25 seconds East 67.01 feet** continuing along said low water mark to the unmarked common Northern corner for said Philip property and for the Joshua D Baker property recorded in Official Record Volume 2349, Page 697;
- #4- **THENCE South 01 degrees 27 minutes 13 seconds West 294.80 feet** leaving said river, along said properties, also being the East line of a 6 foot wide easement shown on said Garrett Subdivision Plat to an iron pin (set) on the South line of said Lot 2, further being the North line of said abandoned railroad, passing the centerline of said road at 62.00 feet and iron pipe (found) at 80.00 feet;
- #5- **THENCE South 89 degrees 00 minutes 36 seconds West 157.80 feet** along the Lot 2 and abandoned railroad to the place of beginning, **containing 1.02 acres**, of which 0.15 acres are within the right of way of Old River Road (County Road 6).

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 September 11, 2017 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

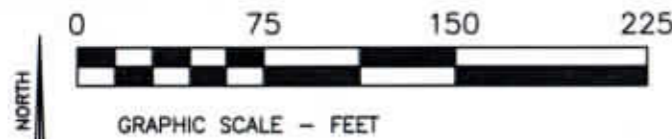


DESCRIPTION
APPROVED
By: *[Signature]* 9/15/17

08-10-02-05-000 A

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)
- PIN (FOUND)
- FOP FOUND OUT OF POSITION NOT USED
- △ POINT (UNMARKED)
- PIPE (FOUND)



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Situated in the State of Ohio, County of Muskingum, Township of Brush Creek:

Being part of Lot 2 of Garrett's Subdivision recorded in Plat Book 4, Page 9, further being all of the Sondra J Philip property recorded in Official Record Volume 2523, Page 151 of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 08-10-02-05-000:

Lot 4

Garrett's Sub PB 4, Page 9.

Lot 3

Donald L Mason &
Danielle Mason
OR Vol. 2273,
Page 926.

Lot 2

1.02 Acres
Sondra J Philip
OR Vol. 2523,
Page 151.
Parcel Number
08-10-02-05-000

Lot 2

Joshua D Baker
OR Vol. 2349,
Page 697.

Lot 2

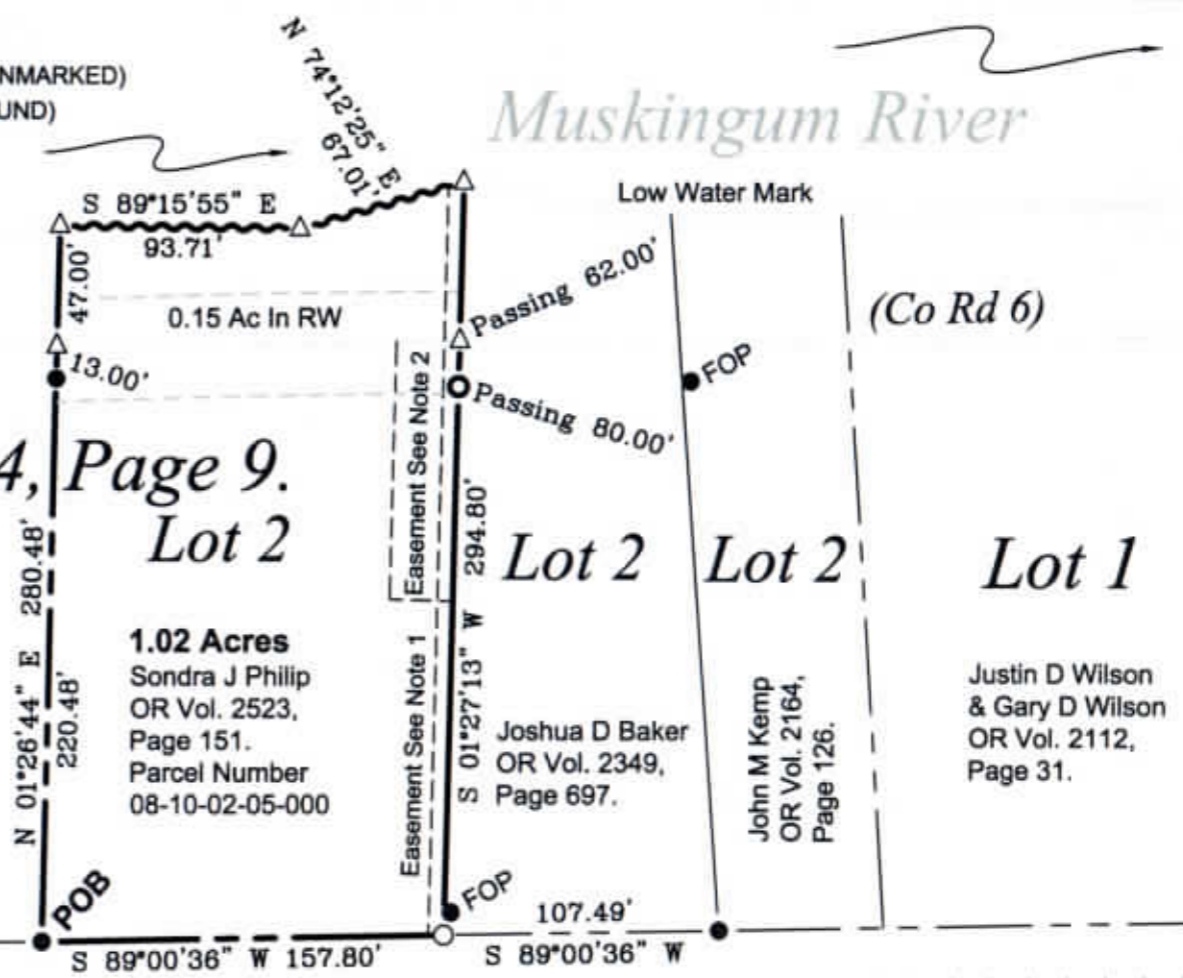
John M Kemp
OR Vol. 2164,
Page 126.

Lot 1

Justin D Wilson
& Gary D Wilson
OR Vol. 2112,
Page 31.

Muskingum River

Old River Road



SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Survey completed by Charles R Harkness PLS #6885 of Lots 3 and 4 of Garrett's Subdivision (Job 707 dated 4/2/1996)

- Note #1- Easement 6 feet wide shown on the Subdivision Plat providing access from railroad to the Muskingum River.
- Note #2- Approximate limits of easement created in 2680, Page 48 (25 feet wide and 100 feet from centerline of road).

DESCRIPTION APPROVED
By: [Signature] 9/15/2017

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.

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NOT RECORDABLE

Charles R. Harkness PLS #6885



SURVEY FOR:		HARKNESS SURVEYING & MAPPING, INC.	
Sondra J Philip		8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 9/11/17	DRAWN: 9/11/17	Job Number Job#2438	Drawing/Sheet Plat #01