

## DESCRIPTION OF SURVEY FOR LAWRENCE ARNOLD

JOB#2893-1

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

Being part of Lot 3 of Thomas Williams Subdivision referenced as Record Book "X", Page 459 of the Common Pleas Court Records (Now Muskingum County Records Retention) and recorded in Muskingum County Recorder's Plat Book 17, Page 54, further being part of Quarter Township 3, Township 1, Range 8, of the US Military District, further **being part of** the Lawrence H Arnold and Marilyn N Arnold property recorded in **Deed Book Volume 571, Page 143** of said county's deed records, further **being part of** Muskingum County Auditor's **Parcel Number 17-82-02-16-000**, and more particularly described as follows;

Commencing at an iron pin (found capped 7529 Hyde) at the common corner for Lots 3 and 4 of said Thomas Williams Subdivision;

**TIE-1 THENCE South 88 degrees 21 minutes 56 seconds East 269.46 feet** along the common line for said Lot 3 and for Lot 3 of Monroe and Duncan's Subdivision recorded in Deed Book "P", page 519 to an iron pin (found 1/2" rebar) at the common corner for Lots 2 and 3 of said Monroe and Duncan's Subdivision;

**TIE-2 THENCE South 88 degrees 29 minutes 21 seconds East 483.28 feet** along the common line for said Lot 3 of Thomas Williams Subdivision and Lot 2 of Monroe and Duncan's Subdivision to an iron pin (found 1/2" rebar) at a common corner for the Board of Education of West Muskingum School District property recorded in Deed Book Volume 508, Page 538, and Official Record Volume 1731, Page 5, and Official Record Volume 1805, Page 227 and for the Tara J Hixon and Zachary T Hixon property recorded in Official Record Volume 2837, Page 434, and for the John Unger III and Pamela S Unger property recorded in Official Record Volume 2974, Page 97;

**TIE-3 THENCE South 88 degrees 10 minutes 15 seconds East 121.06 feet** continuing along said Lots and along said Hixon and Unger property to an iron pin (found) at a corner of the Robert A Hall property recorded Official Record Volume 2513, Page 7;

**TIE-4 THENCE South 01 degrees 36 minutes 12 seconds West 1005.55 feet** into Lot 3 of Thomas Williams subdivision and common line for said Hixon and Hall properties to an iron pin (set) at a corner of said Arnold property, and the place of beginning for the property herein intended to be described;

**#1- THENCE South 01 degrees 36 minutes 12 seconds West 88.80 feet** along the common line for said Arnold and Hall properties to an iron pin (set), passing an iron pipe (found) at 20.56 feet;

**#2- THENCE North 88 degrees 23 minutes 48 seconds West 106.46 feet** crossing said Arnold property to an iron pin (set) on a common line for said Arnold and Hixon properties;

**#3- THENCE North 01 degrees 43 minutes 03 seconds East 73.56 feet** along said properties to an iron pin (set);

**#4- THENCE North 83 degrees 26 minutes 30 seconds East 107.40 feet** continuing along said properties to the place of beginning, **containing 0.20 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 17-82-02-15-000.**

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. See Plat for META Data. Iron pins (set) are 5/8" rebar 30 inches long with identification cap (C.R.Harkness P.S.6885).

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on October 10, 2024 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**  
*Charles R. Harkness*  
**NOT RECORDABLE**

DESCRIPTION

APPROVED

By: *Jan 10/18/2024*

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

10/29/24  
DATE