

DESCRIPTION OF SURVEY FOR BENEFICIAL FINANCIAL I

JOB#2444-1

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

Being part of Lot 20 of the Town of Shannon recorded in Deed Book 12, Page 114, **being part of** the Beneficial Financial I property recorded in **Official Record Volume 2643, Page 364** of said county's deed records, further **being all of** Muskingum County **Auditor's Parcel Number 44-01-02-15-001**, and more particularly described as follows;

Beginning at an iron pipe (found) at the most Eastern corner of said Lot 20, further located on the Southwest side of Fawn Drive (Township Road 37);

- #1- **THENCE South 45 degrees 29 minutes 54 seconds West 134.64 feet** leaving said road, and along the Southeast line of said Lot 20 and common line for a second Beneficial Financial I property recorded in Official Record Volume 2643, Page 364 to an iron pipe (found) at the Southern corner of said Lot 20, for both Beneficial Financial I properties and for the Rebecca J Vansickle and Randy Vansickle property recorded in Official Record Volume 2197, Page 790;
- #2- **THENCE North 55 degrees 02 minutes 56 seconds West 119.37 feet** along the Southwest line of said Lot 20 and line for said Vansickle property to an iron pin (found) at the Southern corner of said Lot 20 and common corner of said second Beneficial Financial I property and for the William Bennett and Romanna Bennett property recorded in Official Record Volume 2133, Page 905;
- #3- **THENCE North 45 degrees 21 minutes 23 seconds East 156.64 feet** crossing said Lot 20 and along a common line for said Beneficial Financial I and Bennett properties to an iron pin (found) on the Northeast line of said Lot 20 and Southwest side of Fawn Drive;
- #4- **THENCE South 44 degrees 25 minutes 41 seconds East 117.75 feet** along said Lot 20 and Fawn Drive to the place of beginning, **containing 0.393 acres.**

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

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on October 24, 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.

TRUE COPY
RECORDABLE

Charles R. Harkness PLS #6885

DESCRIPTION

APPROVED

By:  11/16/2017



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

Being part of the Northeast Quarter of Section 5, Township 2, Range 8 of the US Military District, further **being part of** the Beneficial Financial I property recorded in **Official Record Volume 2643, Page 364** of said county's deed records, further **being all of** Muskingum County **Auditor's Parcel Number 44-01-02-16-001**, and more particularly described as follows;

Beginning at an iron pipe (found) at the most Eastern corner of Lot 20 of the Town of Shannon recorded in Deed Book 12, Page 114, further located on the Southwest side of Fawn Drive (Township Road 37);

- #1- **THENCE North 45 degrees 29 minutes 54 seconds East 17.00 feet** extending the Southeast line of said Lot 20 to an unmarked point in the centerline of Fawn;
- #2- **THENCE South 43 degrees 24 minutes 35 seconds East 101.15 feet** along said road, and common line for said Beneficial Financial I property and for the Hanby Commercial Real Estate Company, LLC property recorded in Official Record Volume 2464, Page 892 to an unmarked corner of the Rebecca J Vansickle and Randy Vansickle property recorded in Official Record Volume 2197, Page 790
- #3- **THENCE South 73 degrees 12 minutes 35 seconds West 150.78 feet** leaving said road and along the common line for said Beneficial Financial I and Vansickle properties to an iron pin (found), passing an iron pin (found) at 17.00 feet;
- #4- **THENCE North 72 degrees 07 minutes 13 seconds West 35.00 feet** continuing along said properties to an iron pipe (found) at the Southern corner of said Lot 20;
- #5- **THENCE North 45 degrees 29 minutes 54 seconds East 134.64 feet** along the Southeast line of said Lot 20 and Beneficial Financial I property to the place of beginning, **containing 0.210 acres** of which 0.04 acres are within the right of way of Fawn Drive (Township Road 37).

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

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on October 24, 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: 

11/20/2017



GRAPHIC SCALE - FEET

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

LEGEND

- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)

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

SURVEY 1

Being part of Lot 20 of the Town of Shannon recorded in Deed Book 12, Page 114, part of the Beneficial Financial I property recorded in Official Record Volume 2643, Page 364 of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 44-01-02-15-001;

SURVEY 2

Being part of the Northeast Quarter of Section 5, Township 2, Range 8 of the US Military District, further part of the Beneficial Financial I property recorded in Official Record Volume 2643, Page 364 of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 44-01-02-16-001;

SURVEYOR'S NOTES AND REFERENCES:

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

Note #1- Building corner located on property line, with overhang extending across the line approximately 1 foot.

Note #2- Right of way for Fawn Drive (Township Road 37) is 40 feet as listed with the Muskingum County Engineer's Office.

DESCRIPTION

APPROVED

By: *Charles R. Harkness*



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.

Charles R. Harkness
Charles R. Harkness, PLS #6885
NOT RECORDABLE

Hanby Commercial Real Estate Company, LLC
OR Vol. 2464, Page 892.

William Bennett & Romonna Bennett
OR Vol. 2133, Page 905.

Larry Lee Sterling & Betty Jane Sterling
DB Vol. 739, Page 333.

Rebecca J Vansickle & Randy S Vansickle
OR Vol. 2197, Page 790.

Larry Lee Sterling & Betty Jane Sterling
DB Vol. 533, Page 396.

Lot 5

Lot 6

Lot 7

Lot 20

Lot 20

Lot 22

Fawn Drive (Twp Rd 37)

Building See Note

0.393 Acres Sur-1
Beneficial Financial I
Parcel Number 44-01-02-15-001
OR Vol. 2643, Page 364

0.210 Acres Sur-2
Parcel Number 44-01-02-16-001

POB

Passing 17.00'

SURVEY FOR:

Beneficial Financial I

HARKNESS SURVEYING & MAPPING, INC.

8205 OLD TOWN ROAD

ROSEVILLE, OHIO 43777

PHONE/FAX (740) 849-0122



Job Number

Job#2444

Drawing Sheet

Plat #01

SURVEYED: 11/24/17

DRAWN: 11/25/17