

**DESCRIPTION OF SURVEY FOR LARRY SHIRER****JOB#2524-2**

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

Being part of Lots 2 and 3 of Bowers Farm Subdivision recorded in Plat Book 1, Page 151 and Re-Plat Book 1, Page 35, further **being part of** the Verna L Shirer property recorded in **Deed Book Volume 1021, Page 120** of said county's deed records, further **being the remaining of** Muskingum County **Auditor's Parcel Number 51-08-01-02-000**, and more particularly described as follows;

Commencing at the unmarked common corner for said Lot 1 and for the Center of Section 6, of Township 1, Range 6, of the US Military District, further being in the intersection of Nortfield Road (County Road 64) and Sonora Road (County Road 52);

- TIE-1 THENCE South 01 degrees 28 minutes 47 seconds West 369.20 feet** along the common line for said Lots 1, 2, and 3 and the Southeast Quarter of Section 6, further being in the roadbed of said Sonora Road to an unmarked common corner of said Shirer property and for the Erik Winland and Areanna Winland property recorded in Official Record Volume 2493, Page 140, being the place of beginning for the property herein intended to be described;
- #1- THENCE South 01 degrees 28 minutes 47 seconds West 167.43 feet** continuing along said common line and road, and along said Shirer property and for the Marjorie C Hanes Trustee property recorded in Official Record Volume 2708, Page 624 to the unmarked common corner of said Shirer property and the Valerie L Watson property recorded in Official Record Volume 2741, Page 73, further being a common corner of Lots 3 and 4 of said Bowers Farm Subdivision;
- #2- THENCE North 88 degrees 12 minutes 48 seconds West 374.81 feet** leaving said road and along said Lots 3 and 4, and common line for said Shirer and Watson properties and the D Kurtis Collins and Amy M Collins property recorded in Deed Book Volume 1047, Page 107 to an iron pin (set), passing an iron pin (set) at 21.61 feet;
- #3- THENCE North 01 degrees 45 minutes 26 seconds East 256.54 feet** into said Shirer property, crossing said Lot 3 and into Lot 2 to an iron pin (set);
- #4- THENCE South 88 degrees 14 minutes 34 seconds East 175.88 feet** continuing through said Shirer property and Lot 2 to an iron pin (set) on the common line for said Shirer and Winland properties;
- #5- THENCE South 01 degrees 45 minutes 25 seconds West 89.08 feet** along said Shirer and Winland properties and crossing into said Lot 3 to an iron pin (found);
- #6- THENCE South 88 degrees 10 minutes 33 seconds East 198.13 feet** continuing along said properties to the place of beginning, passing an iron pipe (found) at 179.94 feet **containing 1.80 acres** of which 0.07 acres are within the right of way of Sonora Road (County Road 52).

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 November 14, 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

DESCRIPTION  
APPROVED

By: Charles R. Harkness  
Date: 12/11/2018

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**  
[Signature]  
Date: 12/11/18  
Fee Paid



0 200 400 600

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)
- PIPE (FOUND)

### SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and OGRIP Orthophotos of the area. Surveys completed by Brian K McPeck PLS #8517 dated 11/3/2015.

**Note #1-** Bearings on the Plat of Bowers Farm Subdivision is rotated in error 90 degrees West.  
**Note #2-** 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 51-08-01-03-008.

**Note #3-** Right of way of Norfield Road (County Road 64) is listed as 40 feet and occupies 0.03 Acres of Survey #1. Right of way of Sonora Road (County Road 52) is listed as 40 feet and occupies 0.07 Acres of Survey #2.

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

### SURVEY 1

Being part of Lots 1, 2, & 3 of Bowers Farm Subdivision recorded in Plat Book 1, Page 151 and Re-Plat Book 1, Page 35, further **being part of** the Verna L Shirer property recorded in **Deed Book Volume 1021, Page 120** of said county's deed records, further **being part of** Muskingum County Auditor's Parcel Number 51-08-01-02-000:

### SURVEY 2

Being part of Lots 2 & 3 of Bowers Farm Subdivision recorded in Plat Book 1, Page 151 and Re-Plat Book 1, Page 35, further **being part of** the Verna L Shirer property recorded in **Deed Book Volume 1021, Page 120** of said county's deed records, further **being the remainder of** Muskingum County Auditor's Parcel Number 51-08-01-02-000:

NW Qtr Sec 6

Norfield Road (County Road 64)

Bowers Farm Sub  
Plat Book 1, Page 151  
Re-Plat 1, Page 35.

Lot 1

Lot 2

Lot 3

Lot 4

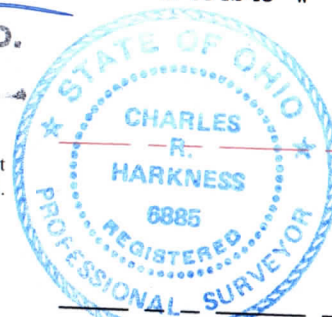
Lot 5

Approved For Transfer  
On-Lot Sewage O.K.  
Date 11-29-18

Washington Twp  
Perry Twp  
Zanesville-Muskingum Co.  
Health Department

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  
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Bret Johnson & Tammy R Johnson  
OR Vol. 2116,  
Page 496.

Michael G West & Jennifer L West  
OR Vol. 2178,  
Page 174.

D Kurtis Collins & Amy M Collins  
OR Vol. 1746,  
Page 835.

D Kurtis Collins & Amy M Collins  
DB Vol. 1047,  
Page 107.

Pat C Lively Trustee  
OR Vol. 2489, Page 294.

Parcel Number  
51-08-01-03-008

Sur 1  
Shirer  
3.72  
Acres

Sur 2  
Shirer  
1.80  
Acres

Erik Winland & Areanna Winland  
OR Vol. 2493, Page 140.

Commencing  
S 01°28'47" W 369.20'

Marjorie C Hanes Trustee  
OR Vol. 2708,  
Page 624.

S 88°10'33" E 198.13  
Passing Pipe 179.94'

Valerie L Watson  
OR Vol. 2741,  
Page 73.

Thomas W Russell  
DB Vol. 676,  
Page 173.

Thomas W Russell  
OR Vol. 2390,  
Page 835.

Sonora Road (County Road 52)

Pat C Lively Trustee  
OR Vol. 2489, Page 294.

Pamela Rea Lively Leep  
OR Vol. 2796, Page 592.

N 02°04'23" E 151.85'  
Passing Pipe 50.02'

NW Qtr Sec 6  
N 88°00'55" W 196.34'

NE Qtr Sec 6  
N 02°04'23" E 151.85'  
Passing Pipe 50.02'

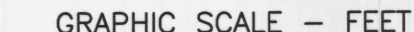
Norfield Rd (CR 64)

Date 11/24/18  
FEE PAID  
APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

DESCRIPTION  
APPROVED  
By: [Signature]

SURVEY FOR: <b>Larry Shirer</b>	HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122
SURVEYED: 11/14/18	DRAWN: 11/14/18
Job#2524	Plat #01





- PIN (SET) 5/8" REBAR CAPPED  
(C R HARKNESS PLS #6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)

APPROVED

By: M. Chowdhury

NW Qtr Sec 6

*Norfield Road (County Road 64)*

*Bowers Farm Sub*  
*Plat Book 1, Page 151*  
*Re-Plat 1, Page 35.*

Approved For Transfer  
On-Lot Sewage O.K.  
Date 11.29.18

**Zanesville-Muskingum Co.  
Health Department**

N 88°12'48" W 1440.80'

Charles R. Harkness PLS #6885

**SURVEY FOR:**

# Larry Shirer



8205 OLD TOWN ROAD  
ROSEVILLE, OHIO 43777  
PHONE/FAX (740) 849-0122

Job Number  
Job#2524

Drawing/Sheet  
Plat #01

**SURVEYED: 11/14/18**

DRAWN: 11/14/18

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Pat C Lively Trustee  
OR Vol. 2489. Page 294.

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Tammy R Johnson  
OR Vol. 2116,  
Page 496.

Michael G West &  
Jennifer L West  
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Passing Pipe 50.00'

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Thomas W Russell  
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Page 173.

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

Date \_\_\_\_\_

**Fee Paid**