

51-08-01-02-002

DESCRIPTION OF SURVEY FOR LARRY SHIRER

JOB#2524-1

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

Being part of Lots 1, 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 part 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 Norfield Road (County Road 64) and Sonora Road (County Road 52);

TIE-1 THENCE North 88 degrees 00 minutes 55 seconds West 196.34 feet along the common line for said Lot 1 and the Northwest Quarter of Section 6, further being in the roadbed of said Norfield 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 45 minutes 25 seconds West 280.66 feet leaving said road, and along said Shirer and Winland properties, crossing said Lot 1 and into said Lot 2 to an iron pin (set), passing an iron pin (found) at 12.03 feet;

#2- THENCE North 88 degrees 14 minutes 34 seconds West 175.88 feet into said Shirer property and continuing through said Lot 2 to an iron pin (set);

#3- THENCE South 01 degrees 45 minutes 26 seconds West 256.54 feet continuing through said property, leaving said Lot 2, and crossing said Lot 3 to an iron pin (set) on the common line for said Lot 3 and Lot 4 of said Bowers Farm Sub, further being a common line for said Shirer and the D Kurtis Collins and Amy M Collins property recorded in Deed Book Volume 1047, Page 107;

#4- THENCE North 88 degrees 12 minutes 48 seconds West 216.50 feet along said Lot line and properties to an iron pin (set) at a common corner for said Shirer property and for the Bret Johnson and Tammy E Johnson recorded in Official Record Volume 2116, Page 496, passing an iron pin (found) at 2.41 feet;

#5- THENCE North 03 degrees 15 minutes 04 seconds East 538.78 feet along said Shirer and Johnson properties and crossing said Lots 3, 2, and 1 to an iron pin (found) on the common line for said Lot 1 and the Northwest Quarter of Section 6;

#6- THENCE South 88 degrees 00 minutes 55 seconds East 378.33 feet along said common line of Lot 1 and Northwest Quarter of Section 6, further being the common line for said Shirer property and for the Pat C Lively Trustee property recorded in Official Record Volume 2489, Page 294 to the place of beginning, **containing 3.72 acres** of which 0.03 acres are within the right of way of Norfield Road (County Road 64).

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.

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.

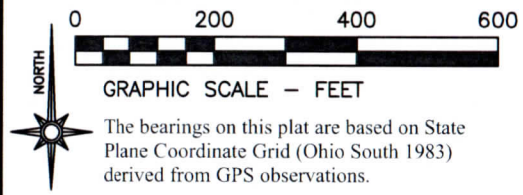


OFFICE COPY
NOT RECORDED
Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED
By: Michael 12/1/18

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
12/1/18
Date Fee Paid

51-08-01-02-002 A



- 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:

Approved For Transfer
No On-Lot Sewage

Date 11-29-18

Math
Zanesville - Muskingum Co.
Health Department

Date 12/4/18

Fee Paid

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

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
Charles R. Harkness PLS #6885
NOT RECORDABLE



Lot 1
Lot 2
Lot 3
Lot 4
Lot 5

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.

Pamela Rea Lively Leap
OR Vol. 1965, Page 304.

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

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

Sonora Road (County Road 52)

Norfield Rd (CR 64)

NW Qtr Sec 6
POB1

NE Qtr Sec 6
Passing Pipe 50.02'

SE Qtr Sec 6
Commencing

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.

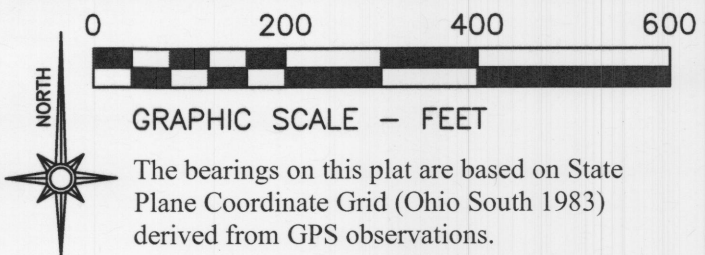
Thomas W Russell
OR Vol. 2390,
Page 835.

DESCRIPTION
APPROVED

By: [Signature]

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

51-08-01-02-002 B



LEGEND

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

DESCRIPTION

APPROVED

By: *Charles R. Harkness*

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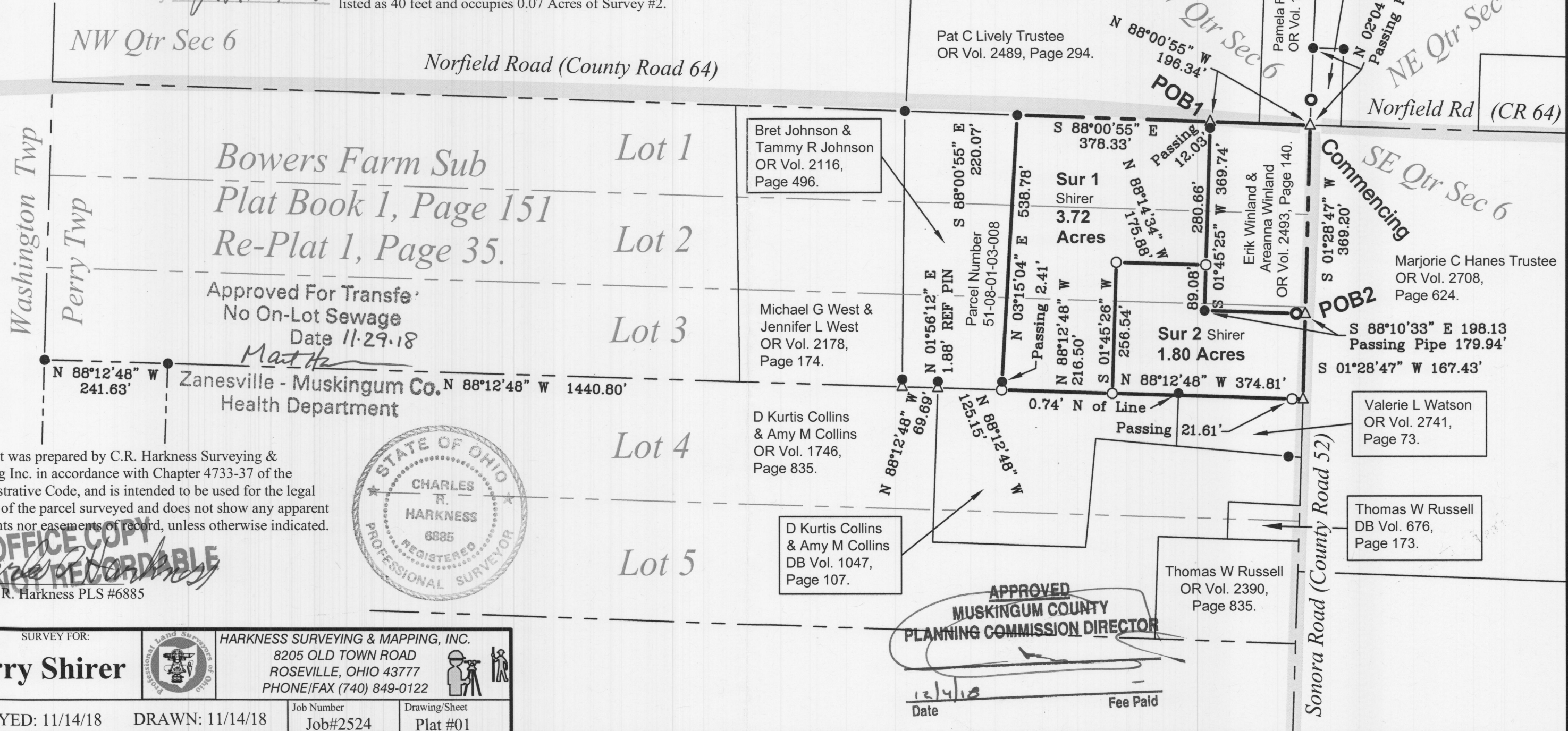
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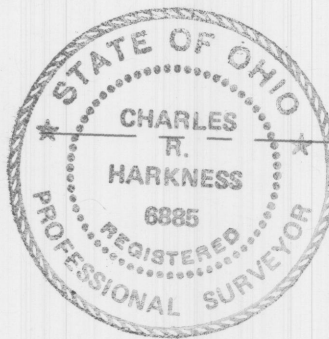
SURVEY 2

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Charles R. Harkness
Charles R. Harkness PLS #6885



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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
12/4/18
Date Fee Paid