

62-10-02-06
3100 RIDGE RD

DESCRIPTION OF SURVEY FOR CHASE PHILLIPS

JOB#1378-2

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

Being part of the Southwest Quarter, of Section #3, Township #16, Range #14, of the Congress Lands East of the Scioto River, **being all of the W Jenkins property** recorded in Official Record Volume 1522, Page 222 of said county's deed records, further being known as Muskingum County **Auditor's Parcel Number 62-10-02-06-000**, and more particularly described as follows;

Beginning at an iron pin (set) at the common corner for the Northeast and Northwest Quarters of Section #10 and Southeast and Southwest Quarters of Section #3 of said Township and Range; **THENCE North 87 degrees 03 minutes 20 seconds West 425.08 feet** along the common line for said Sections #3 & #10 to an unmarked corner of the H & N Phillips property recorded in Deed Book Volume 925, Page 273 and for the H Shultz and K Moore property recorded in Deed Book Volume 1156, Page 867; **THENCE North 18 degrees 13 minutes 50 seconds East 35.73 feet** into Section #3 and along a common line for said Phillips and Shultz/Moore properties to an iron pin (found) at a common corner for said Jenkins and Phillips properties, also being the place of beginning for the property herein intended to be described;

- #1 **THENCE South 85 degrees 46 minutes 20 seconds West 165.62 feet** along a common line for said Jenkins and Phillips properties to an iron pin (found) at a corner of the H D & N Phillips property recorded in Deed Book Volume 475, Page 403;
- #2- **THENCE North 07 degrees 05 minutes 10 seconds East 263.13 feet** along said Jenkins and Phillips properties to an unmarked corner in the centerline of Ridge Road (County Road #34), passing an iron pin (found) at 233.13 feet disturbed by tree growth;
- #3- **THENCE North 87 degrees 17 minutes 20 seconds East 70.93 feet** along said road to an unmarked common corner for said Jenkins property and for the R Cravenor property recorded in Deed Book Volume 757, Page 275;
- #4- **THENCE South 18 degrees 13 minutes 50 seconds West 100.00 feet** leaving said road and along a common line for said Jenkins and Cravenor properties to an iron pin (found), passing an iron pin (found) at 28.62 feet;
- #5- **THENCE North 84 degrees 50 minutes 20 seconds East 150.00 feet** along a common line for said Jenkins property, and said Cravenor property and the W Jenkins/ H Brooks property recorded in Deed Book Volume 1047, Page 1, to an iron pin (set) at a common corner for said Jenkins and Jenkins/Brooks properties, also being on the West line of said Shultz/Moore property;
- #6- **THENCE South 18 degrees 13 minutes 50 seconds West 179.80 feet** along the common line for said Jenkins and Shultz/Moore properties to the place of beginning, passing an iron pin (found) at 84.80 feet, **containing 0.82 acres**.

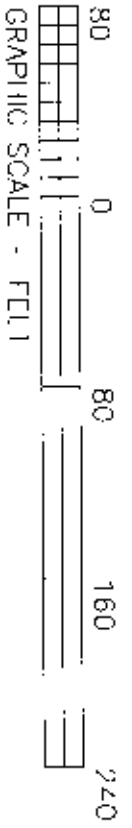
The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on September 13, 2004, 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 all or any easements of record, nor encumbrances unless otherwise indicated.

**OFFICE COPY
NOT RECORDABLE**
Charles R. Harkness PLS #6885

DESCRIPTION APPROVED
FOR ADDITIONAL TRANSFER
BY CHAS R HARKNESS

9-17-2004

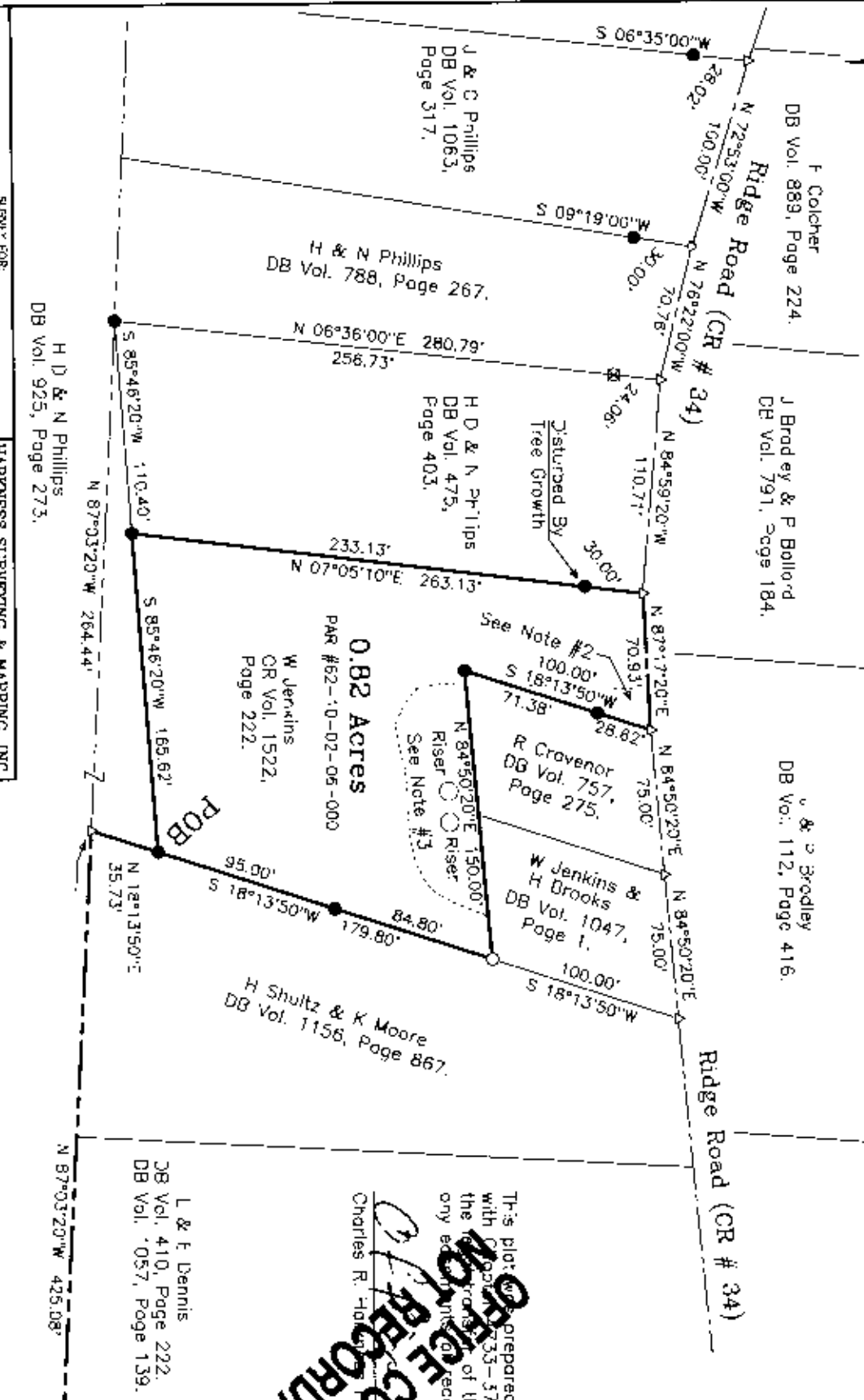


The bearings on this plot are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations.

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

Being part of the Southwest Quarter, of Section #3, Township #16, Range #14, of the Congress Lands East of the Scioto River, being all of the W Jenkins property recorded in Office Record Volume 1522, Page 772 of said county's deed records, further being known as Muskingum County Auditor's Parcel Number 62-10-02-06-000;

- LEGEND
- PIN (SET) 5/8" REBAR CAPRO (C.R. HARKNESS PLS#8885)
 - PIN (FOUND)
 - △ POINT (UNMARKED)
 - ⊗ AXLE (FOUND)



Chase Phillips
 Ridge Road, Zanesville, Ohio 43701
 SURVEYED: 9/13/2024 DRAWN: 9/13/2024
 SEC: #3 TWP: #15 RANGE: #14 TWP: Springfield COUNTY: Muskingum

HARKNESS SURVEYING & MAPPING, INC.
 766 DRYDEN ROAD
 ZANESVILLE, OHIO 43701
 PHONE/FAX (740) 454-6387

JOB: #1378-2 DRAWING: Plat #01

H D & N Phillips
 DB Vol. 925, Page 273.

H D & N Phillips
 DB Vol. 925, Page 273.

H D & N Phillips
 DB Vol. 925, Page 273.

L & F Dennis
 DB Vol. 410, Page 222.
 DB Vol. 1057, Page 139.

J & S Sims
 DB Vol. 934,
 Page 207.

K & N Krouse
 DB Vol. 856,
 Page 113.

NW QLR Sec #10
 NE QLR Sec #10

See Note

NOT RECORDED

Charles R. Harkness
 Charles R. Harkness
 1988

This plot was prepared by C. R. Harkness Surveying & Mapping, Inc. in accordance with Chapters 303-37 of the Administrative Code, and is intended to be used for the purposes of the property described and does not intend to describe a lot or any other interest of record, nor encroachments unless otherwise indicated.

SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps and Orthophotos of the area.

3-0 TopoQuads by Delorme (Ohio).

Survey completed by Charles R. Harkness, PLS #6885 of the William Jenkins property dated 9/22/1989 (Job #309 Plat #01).

Note #1 - Pin (set) in remains of wood post previously reported to be the Quarter Section corner.

Note #2 - Area used for access to the Cravenor property. No record easement found.

Note #3 - Area used for sewage system by the Cravenor property. No record easement found.

COMMISSION APPROVED

FILED

9-17-2024