

DESCRIPTION OF SURVEY FOR KROUS RENTALS

JOB#1769-2

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

Being part of the Southeast Quarter, of Section 11, of Township 16, Range 14, of the Congress Lands East of the Scioto River, further being part of the Krous Rentals property recorded in Official Record Volume 2170, Page 734, of said county's deed records, further being part of Muskingum County Auditor's Parcel Number 62-31-03-21-000, and more particularly described as follows;

Commencing at an iron pin (found) at the common corner for Sections 11, 12, 13, & 14 of said Township and Range;

- TIE-1 THENCE North 86 degrees 27 minutes 45 seconds West 208.11 feet along the common line for said Sections 11 and 14 to an iron pin (found) at a common corner for the Jo Clyde Armstrong and Andrew Armstrong property recorded in Official Record Volume 2085, Page 18 and for the Vicki Lovingshimer property recorded in Official Record Volume 1717, Page 184;
- TIE-2 THENCE North 03 degrees 17 minutes 30 seconds East 410.30 feet into said Section 11 and along said Armstrong and Lovingshimer properties to an iron pin (found) at the Southeast corner of said Krous Rentals property;
- TIE-3 THENCE North 81 degrees 41 minutes 10 seconds West 482.90 feet along said Krous and Armstrong properties to an iron pipe (found);
- TIE-4 THENCE North 02 degrees 41 minutes 10 seconds East 782.55 feet continuing along said Krous and Armstrong properties to an iron pin (set) at the place of beginning for the property herein intended to be described;
- #1- THENCE North 02 degrees 41 minutes 10 seconds East 200.00 feet continuing along said Krous and Armstrong properties also being on the East right of way of Woody Lane (Township Road #1646) to an iron pin (found) at the Southwest corner of a 10 foot wide parcel surveyed from the Krous Rentals property intended to be transferred to Lepetomane XXI, Inc. to date not transferred;
- #2- THENCE South 86 degrees 11 minutes 20 seconds East 491.47 feet leaving Woody Lane and along the South line for said 10 foot wide parcel to an iron pin (found) within the right of way for Benjamin Avenue (Township Road #1119);
- #3- THENCE South 03 degrees 17 minutes 30 seconds West 211.68 feet along the East line of said Krous property and within Benjamin Avenue to an iron pin (found) at the Southeast corner of the Larry Mumaw and Genevieww Mumaw property recorded in Deed Book Volume 567, Page 348;
- #4- THENCE North 87 degrees 17 minutes 50 seconds West 349.18 feet leaving Benjamin Avenue and along said Krous and Mumaw properties to an iron pipe (found) passing an iron pipe (found) at 14.64 feet;
- #5- THENCE North 78 degrees 41 minutes 45 seconds West 141.55 feet crossing said Krous property to the place of beginning, containing 2.40 acres of which 0.06 acres are within the right of ways for Woody Lane (Township Road #1646) and Benjamin Avenue (Township Road #1119).

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 July 10, 2009 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 encroachments unless otherwise indicated.

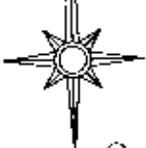
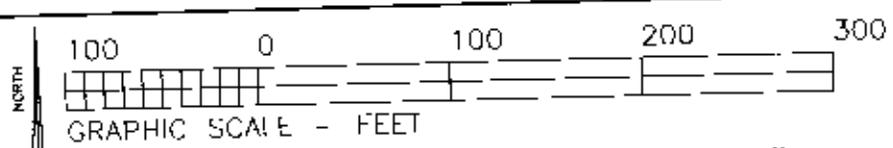
OFFICE COPY  
NOT RECORDEABLE  
*Charles R. Harkness*  
Charles R. Harkness P.L.S. #6885



APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION

*[Signature]*  
Date 7/25/09

DESCRIPTION  
APPROVED  
By: *[Signature]* 7/25/09



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)

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**SURVEYOR'S NOTES AND REFERENCES:**

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

**Note #1-** West Right of Way of Benjamin Avenue is shown as reported on a previous survey of the property completed by Richard Max Graves PLS #5792 date 12/27/1993.

**Note #2-** Parcel 10 feet wide intended to be transferred from Krous Rentals to Lepetomane XXI Inc. to date not transferred.

**Note #3-** Remainder parcel has approximately 25 feet of contact with the right of way for Woody Lane.

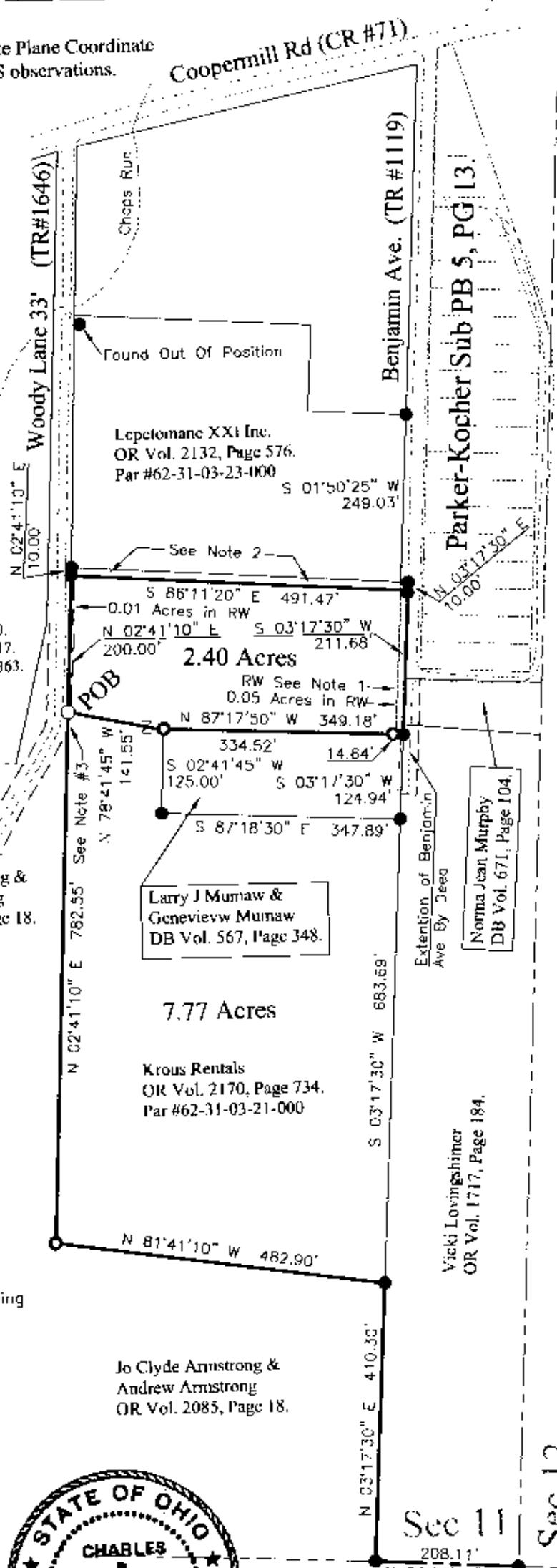
Bd Twp Trustees Springfield Twp DB Vol. 805, Page 40. DB Vol. 824, Page 317. DB Vol. 1055, Page 363.

Jo Clyde Armstrong & Andrew Armstrong OR Vol. 2085, Page 18.

Larry J Mumaw & Genevieve Mumaw DB Vol. 567, Page 348.

Norma Jean Murphy DB Vol. 671, Page 104.

Vicki Lovingshimer OR Vol. 1717, Page 184.



**Approved For Transfer**  
**No On-Lot Sewage**  
 Date 9/14/09  
 Zanesville - Muskingum Co. Health Department

APPROVED  
 MINOR LOT SPLIT ONLY  
 MUSKINGUM COUNTY  
 PLANNING COMMISSION DIRECTOR  
 Date 9/15/09

This plat was prepared by C.R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-3 of the Administrative Code, and is intended to be used for the legal transfer to describe all or any easements of record, nor encroachments of any other kind otherwise indicated.

*Charles R. Harkness*  
 Charles R. Harkness PLS#6885

**NOT RECORDABLE**



SURVEY FOR: <b>Krous Rentals</b>	
SURVEYED: 7/10/2009	DRAWN: 9/17/09
S.L.C. #1 TWP:16 RANGE:14 TWP:Springfield CO:Muskingum	
HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
JOB NUMBER Job# 1769	DRAWING / SHEET NUMBER Plat #02

DESCRIPTION APPROVED By: *[Signature]* 9/22/09

Sec 11  
 Sec 12  
 Sec 13  
 Sec 14