

62-47-01-09  
1498 LUBY LN

DESCRIPTION OF SURVEY FOR JOSEPH & CAROL LUBY JOB#1483-1

62-68-01-01

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

Being part of the Northeast Quarter, of Section #3, Township #15, Range #14, and of the Southeast Quarter, of Section #15, Township #16, Range #14, of the Congress Lands East of the Scioto River, **being part of** the Joseph and Carol Luby property prior deed references Deed Book Volume 1042, Page 562, and Deed Book Volume 1043, Page 62 of said county's deed records, further being all of Muskingum County **Auditor's Parcel Numbers 62-68-01-01-000 and 62-47-01-09-000**, and more particularly described as follows:

- Beginning at an iron pin (found) at the common corner for Sections #2 and #3 of said Township #15, Range #14, and Sections #14 and #15 of said Township #16, Range #14;
- #1- **THENCE South 03 degrees 01 minutes 05 seconds West 135.86 feet** along the common line for said Sections #1 & #2 to an iron pin (set) at a common corner for said Luby property and for the Ryan Petterson property recorded in Official Record Volume 1654, Page 730;
- #2- **THENCE South 72 degrees 06 minutes 35 seconds West 491.12 feet** into said Section #3 and along the common line for said J & C Luby and Petterson properties to an iron pin (set) at a common corner for said J & C Luby and for the Michael Luby property recorded in Official Record Volume 1652, Page 35, passing a bolt found at 5.66 feet and iron pin (found) at a common corner for said Petterson property and for the A & G Fleming property recorded in Deed Book Volume 807, Page 337;
- #3- **THENCE North 32 degrees 06 minutes 00 seconds West 208.71 feet** along a common line for said J & C Luby and M Luby properties to an iron pin (set);
- #4- **THENCE South 72 degrees 06 minutes 45 seconds West 208.71 feet** continuing along said Luby properties to an iron pin (set) on the East line of Luby Lane (Township Road #669);
- #5- **THENCE North 33 degrees 20 minutes 00 seconds West 222.75 feet** along road to an iron pin (set);
- #6- **THENCE North 33 degrees 54 minutes 40 seconds West 40.00 feet** continuing along road to an iron pin (set) on the common line for Sections #3 and #15, also being on the common line for said Townships #15 and #16;
- #7- **THENCE North 87 degrees 11 minutes 55 seconds West 600.93 feet** along said Section and Township line, to an iron pin (set) at a common corner for said J & C Luby property and for a second J & C Luby property recorded in Deed Book Volume 1042, Page 560 and Deed Book Volume 1043, Page 42, passing the centerline of said road at 19.80 feet and iron pin (set) on the West line of said road at 40.33 feet;
- #8- **THENCE North 03 degrees 12 minutes 25 seconds East 2681.20 feet** crossing said Southeast Quarter of Section #15 and along the common line for said J & C Luby properties to an iron pin (set) on the common line for the Southeast and Northeast Quarters of Section #15, passing the centerline of Luby Lane at 1024.28 feet;
- #9- **THENCE South 87 degrees 03 minutes 15 seconds East 1524.86 feet** along said Quarter Section Line to an iron pin (set) at the common corner for the Southeast and Northeast Quarters of Section #15, and for the Southwest and Northwest Quarters of said Section #14;
- #10- **THENCE South 03 degrees 04 minutes 45 seconds West 2677.30 feet** along the common line for Sections #14 and #15, to the place of beginning, passing an iron pin (found) at the common corner for the D & J Smith property recorded in Deed Book Volume 762, Page 113 and for the R & M Humphrey property recorded in Deed Book Volume 1078, Page 483, containing 4.12 acres in the Northeast Quarter of Section #3 and 93.98 acres in the Southeast Quarter of Section #15 for a **total of 98.10 acres**, of which 0.84 acres are within the right of way for Luby Lane (Township Road #669).

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 in February, 2006, 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 RECORDABLE**

Charles R. Harkness PLS #6885

EXEMPT FROM  
PLANNING COMMISSION  
APPROVED FOR CLOSURE

A.L. Swinick  
3-3-2006  
A.L. Swinick  
3-3-2006



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

**SURVEYOR'S NOTES & REFERENCES:**  
 Muskingum Co. Tax Maps and Orthophotos of the area. 3-D TopoQuads by DeLorme (Ohio).  
 Survey completed by R M Graves of the Bernice Sellers property locating the SE cor NE Qtr Sec #3 dated 4/25/1991.  
**Note #1**— Deed References #5, #6, & #7 call for the centerline of Luby Lane. Prior references call for the East side of Luby Lane in agreement with the Luby prior deed references.  
**Note #2**— Fence lines located along the perimeter boundary are in agreement with the surveyed lines. Wood lath were set along the perimeter lines at varying distances. Existing fence points were generally left or right of the surveyed line less than 3 feet. Exceptions were the East line and portion of the M Luby lines as shown. The East fence line curves Eastwardly up to 17 feet beyond the surveyed line. Th M Luby fence varies from 6 feet tp 43 feet off line.  
**Note #3**— Section and Quarter Section corners along the line for Townships #15 and #16 may not have originally common corners, but have been held by surveys and occupation to be the same for an extreme amount of time.  
**Note #4**— Section #15, Center of Section and East Quarter corner were re-established from long term occupation, parole evidence and best fit of survey information in the area.



**LEGEND**

- P IN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLSH6885)
- P IN (FOUND)
- △ POINT (UNMARKED)
- ⊠ STONE (FOUND) MARKED
- ⊞ AXLE (FOUND)
- ⊕ BOLT (FOUND)

**APPROVED FOR CLOSURE**  
*A. L. Swickard*  
 3-3-2006 M

**EXEMPT FROM PLANNING COMMISSION**  
*A. L. Swickard*  
 3-3-2006 M

D & J Smith  
 DB Vol. 719, Page 231.

D & J Smith DB Vol. 758, Page 293. Center Sec #15

D & J Smith DB Vol. 758, Page 293. NE Qtr Sec #15 NW Qtr Sec #14

D & J Smith DB Vol. 762, Page 113. SE Qtr Sec #15 SW Qtr Sec #14

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

**Survey #1**  
 Being part of the Northeast Quarter, of Section #3, Township #15, Range #14, and of the Southeast Quarter, of Section #15, Township #16, Range #14, of the Congress Lands East of the Scioto River, being part of the Joseph and Carol Luby property prior deed references Deed Book Volume 1042, Page 562, and Deed Book Volume 1043, Page 62 of said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers 62-68-01-01-000 and 62-47-01-09-000;

**Survey #2**  
 Being part of the Southeast and Southwest Quarters, of Section #15, Township #16, Range #14, of the Congress Lands East of the Scioto River, being part of the Joseph and Carol Luby property prior deed references Deed Book Volume 1042, Page 560, and Deed Book Volume 1043, Page 62 of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 62-47-01-10-000;

**Deed References**  
 R1 Ryan Petterson OR Vol. 1654, Page 730.  
 R2 W & C Petterson DB Vol. 680, Page 201.  
 R3 A & G Fleming DB Vol. 807, Page 337.  
 R4 Michael Luby OR Vol. 1652, Page 35.  
 R5 M & B Kirkbride OR Vol. 1561, Page 615.  
 R6 J & J Krouskoupf DB Vol. 952, Page 345.  
 R7 B Addis DB Vol. 1157, Page 317.  
 R8 J & J Krouskoupf DB Vol. 952, Page 345.  
 R9 Nick Bobb OR Vol. 1595, Page 786.

93.98 Acres  
 Parcel Number  
 62-47-01-09-000

99.26 Acres  
 Parcel Number  
 62-47-01-10-000

Joseph & Carol Luby  
 DB Vol. 1042, Page 562.  
 DB Vol. 1043, Page 62.

98.10 Acres

Joseph & Carol Luby  
 DB Vol. 1042, Page 560.  
 DB Vol. 1043, Page 62.

Joy Sims & Polly Michel  
 OR Vol. 1556, Page 40.

P Van Wye  
 DB Vol. 1134,  
 Page 897.

- CALLS PARCEL ONE**
- ③ N 32°06'00"W 208.71'
  - ④ S 72°06'45"W 208.71'
  - ⑤ N 33°20'00"W 222.75'
  - ⑥ N 33°54'40"W 40.00'

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 property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

**OFFICE COPY**  
*Charles R. Harkness*  
**NOT RECORDABLE**

SURVEY FOR: <b>J &amp; C LUBY</b> Luby Lane, Zanesville, Ohio 43701	
SURVEY DATE: Feb 2006	DRAWN DATE: 2/21/2006
TWP: #15 & #16 R: #14 TWP: Newton CO: Muskingum State: Ohio	
<b>CHARLES R. HARKNESS</b> SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE (740) 849-0122	
JOB NUMBER <b>JOB #1483</b>	DRAWING / SHEET NUMBER <b>PLAT #01</b>