

DESCRIPTION OF SURVEY FOR JOHN & LINDA OFFENBACHER

JOB#1266-4

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

Being part of Section #15, Township #12, Range #13, of the Congress Lands East of the Scioto River, **being part of** the John & Linda Offenbacher property recorded in Official Record Volume 1698, Page 41 of said county's deed records, known as Muskingum County Auditor's **Parcel Number 62-58-02-04-000**, and more particularly described as follows:

Commencing at a stone (found marked) at the common corner for said Section #15, for Section #5 of Township #11 Range #13, for Section #1 of Township #15 Range #14, and for Section #13 of Township #16 Range #14; **THENCE North 03 degrees 09 minutes 10 seconds East 473.38 feet** along the common line for said Sections #13 & #15 and for Ranges #13 & #14 to an iron pin (found) at the Northwest corner of Lot #1 of Dunbar Acres recorded in Plat Book 8, Page 37; **THENCE South 86 degrees 43 minutes 35 seconds East 164.34 feet** into Section #15 and along the North line of said Dunbar Acres to an unmarked point in the center line of a 50 foot wide easement to be used for ingress and egress by the property herein described, also being the midpoint of the North line of Lot #3 of said Dunbar Acres, passing iron pins (set) at the common corner for Lots #1 & #2 at 69.72 feet and at the common corner for Lots #2 & #3 at 139.44 feet; **THENCE North 01 degrees 24 minutes 45 seconds East 161.55 feet** through said Offenbacher property and along the center line of said 50 foot wide easement to an unmarked point, from which reference pins (set) bear South 88 degrees 35 minutes 15 seconds East 25.00 feet and North 88 degrees 35 minutes 15 seconds West 25.00 feet; **THENCE along a curve to the right having a chord bearing North 15 degrees 38 minutes 30 seconds East 418.41 feet**, a radius of 851.07 feet, and arc length of 422.74 feet, continuing through said Offenbacher property and along said easement to an unmarked point, from which reference pins (set) bear South 60 degrees 07 minutes 40 seconds East 25.00 feet and North 60 degrees 07 minutes 40 seconds West 25.00 feet; **THENCE along a curve to the left having, a chord bearing North 12 degrees 19 minutes 30 seconds East 301.49 feet**, a radius of 500.00 feet, and arc length of 306.25 feet continuing through said Offenbacher property and along said easement to the unmarked place of beginning for the property herein intended to be described;

- #1- **THENCE along a curve to the left having, a chord bearing North 09 degrees 58 minutes 15 seconds West 82.80 feet**, a radius of 500.00 feet, and arc length of 82.89 feet, continuing through said Offenbacher property and along said easement to an unmarked point, from which reference pins (set) bear North 75 degrees 16 minutes 45 seconds East 25.00 feet and South 75 degrees 16 minutes 45 seconds West 25.00 feet;
- #2- **THENCE along a curve to the right having, a chord bearing North 05 degrees 47 minutes 05 seconds West 124.27 feet**, a radius of 400.00 feet, and arc length of 124.78 feet, continuing through said Offenbacher property and along said easement to an unmarked point, from which reference pins (set) bear South 86 degrees 50 minutes 50 seconds East 25.00 feet and North 86 degrees 50 minutes 50 seconds West 25.00 feet;
- #3- **THENCE North 03 degrees 09 minutes 10 seconds East 86.60 feet** continuing through said Offenbacher property and along said easement to an iron pin (set) at the center point of a 75 foot radius cul-de-sac, from which iron pins (set) at the point of common curve for said cul-de-sac and 25 foot radius transition curves from the 50 foot wide easement to said cul-de-sac bear South 26 degrees 50 minutes 50 seconds East 75.00 feet and South 33 degrees 09 minutes 10 seconds West 75.00 feet;
- #4- **THENCE South 86 degrees 50 minutes 50 seconds East 350.00 feet** leaving said easement and continuing through said Offenbacher property to an iron pin (set), passing an iron pin (set) on the perimeter of said cul-de-sac at 75.00 feet;
- #5- **THENCE South 03 degrees 09 minutes 10 seconds West 290.00 feet** continuing through said Offenbacher property to an iron pin (set);

- #8- THENCE North 86 degrees 50 minutes 50 seconds West 311.90 feet** continuing through said Offenbacher property to the place of beginning, passing an iron pin (set) on the East line of said easement at 286.64 feet, **containing 2.26 acres**, of which 0.23 acres are within said easement.

**ALSO A NON-EXCLUSIVE EASEMENT GRANTED**

Also a non-exclusive easement granted for ingress and egress to the above described 2.26 acre parcel over Lot #3 of Dunbar Acres recorded in Plat Book 8, Page 37 running from East Main Street (Township Road #625) to the John & Linda Offenbacher property from which the above described 2.26 acre parcel was surveyed.

**ALSO A NON-EXCLUSIVE EASEMENT GRANTED AND SAVED AND EXCEPTED**

Also a non-exclusive easement granted and saved and excepted for ingress and egress being 50 feet wide running through said Offenbacher property from the North line of Dunbar Acres recorded in Plat Book 8, Page 37 to a cul-de-sac within said Offenbacher property, the center line of which is more particularly described as follows;

Beginning at the midpoint of the North line of Lot #3 of said Dunbar Acres, from which iron pins (set) at the Northern corners of said Lot #3 bear for reference South 86 degrees 43 minutes 35 seconds East 24.90 feet and North 86 degrees 43 minutes 35 seconds West 24.90 feet;

- #E1- THENCE North 01 degrees 24 minutes 45 seconds East 161.55 feet** to an unmarked point, from which reference pins (set) bear South 88 degrees 35 minutes 15 seconds East 25.00 feet and North 88 degrees 35 minutes 15 seconds West 25.00 feet;
- #E2- THENCE along a curve to the right having a chord bearing North 15 degrees 38 minutes 30 seconds East 418.41 feet**, a radius of 851.07 feet, and arc length of 422.74 feet to an unmarked point, from which reference pins (set) bear South 60 degrees 07 minutes 40 seconds East 25.00 feet and North 60 degrees 07 minutes 40 seconds West 25.00 feet;
- E#3- THENCE along a curve to the left having, a chord bearing North 07 degrees 34 minutes 35 seconds East 379.40 feet**, a radius of 500.00 feet, and arc length of 389.14 feet to an unmarked point, from which reference pins (set) bear North 75 degrees 16 minutes 45 seconds East 25.00 feet and South 75 degrees 16 minutes 45 seconds West 25.00 feet;
- E#4- THENCE along a curve to the right having, a chord bearing North 05 degrees 47 minutes 05 seconds West 124.27 feet**, a radius of 400.00 feet, and arc length of 124.78 feet to an unmarked point, from which reference pins (set) bear South 86 degrees 50 minutes 50 seconds East 25.00 feet and North 86 degrees 50 minutes 50 seconds West 25.00 feet;
- E#5- THENCE North 03 degrees 09 minutes 10 seconds East 86.60 feet** to an iron pin (set) at the center point of a 75 foot radius cul-de-sac, from which iron pins (set) at the point of common curve for said cul-de-sac and 25 foot radius transition curves from the 50 foot wide easement to said cul-de-sac bear South 26 degrees 50 minutes 50 seconds East 75.00 feet and South 33 degrees 09 minutes 10 seconds West 75.00 feet;

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

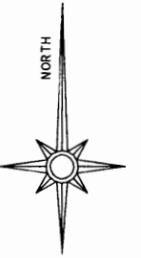
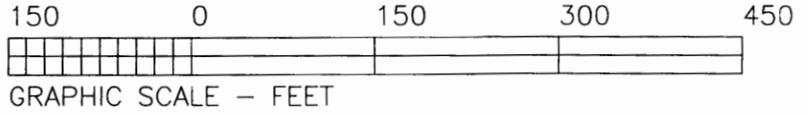
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on June 7, 2003, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY A.L. Swinehart  
6-16-2003 CB

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- ⊗ STONE (FOUND MARKED)
- ⊗ AXLE (FOUND)
- ⊙ SURVEY NAIL (SET)



The bearings on this plat are based on State Plane Coordinate Grid as derived from GPS Observations.

City of Zanesville  
DB Vol. 249, Page 345.

S 86°28'15"E 843.80'

C & P Mallernee  
DB Vol. 1103, Page 418.

John & Linda Offenbacher  
OR Vol. 1698, Page 41.  
Auditor's Parcel Number  
62-58-02-04-000

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

Being part of Section #15, Township #12, Range #13, of the Congress Lands East of the Scioto River, being part of the John & Linda Offenbacher property recorded in Official Record Volume 1698, Page 41 of said county's deed records, further being part of Muskingum County Auditor's Parcel Number 62-58-02-04-000 and all of Number 62-58-02-22-000;

SURVEYOR'S NOTES & REFERENCES:

- Muskingum Co. Tax Maps and Orthophotos of the area. 3-D TopoQuads by DeLorme (Ohio).
- Surveys and descriptions of record for properties shown.
- Note #1- Axle found out of position.
- Note #2- Subsequent survey markers found for Lot #3 did not address original subdivision monumentation or proration of lot dimensions.
- Note #3- Field evidence and measurement analysis indicate possible horizontal surface movement in an Easterly direction, affecting survey monuments in these areas.
- Note #4- Non-exclusive ingress and egress easement includes Lot #3 of Dunbar Acres.
- Deed Ref #1- L Sidwell DB Vol. 1064, Page 572.

CENTER LINE CURVE DATA TABLE

CURVE	CH BEARING & DIST	RADIUS	ARC LEN
CURVE 1	N 12°29'45"E 327.24'	851.07'	329.29'
CURVE 2	S 26°43'35"W 93.41'	851.07'	93.45'
CURVE 3	N S 17°18'40"W E 217.47'	500.00'	219.22'
CURVE 4	S 04°59'05"E 169.11'	500.00'	169.92'
CURVE 5	N S 05°47'05"E W 124.27'	400.00'	124.78'
CURVE 6	N 09°58'15"W 82.80'	500.00'	82.89'
CURVE 7	N 12°19'30"E 301.49'	500.00'	306.25'
CURVE 8	N 26°50'50"W 25.00'	25.00'	26.18'
CURVE 9	N 63°09'10"E 129.90'	75.00'	314.16'
CURVE 10	S 33°09'10"W 75.00'	75.00'	78.54'
CURVE 11	S 33°09'10"W 25.00'	25.00'	26.18'
CURVES 1 & 2	N 15°38'30"E 418.41'	851.07'	422.74'
CURVES 3 & 4	N 07°34'35"E 379.40'	500.00'	389.14'

CUL-DE-SAC REF PINS  
COURSE BEARING DISTANCE

R1	S 26°50'50"E	75.00'
R2	S 33°09'10"W	75.00'

REF PINS  
COURSE BEARING DISTANCE

A	S 82°18'40"E	0.58'
B	S 78°28'50"E	0.32'
C	N 62°30'45"E	0.43'

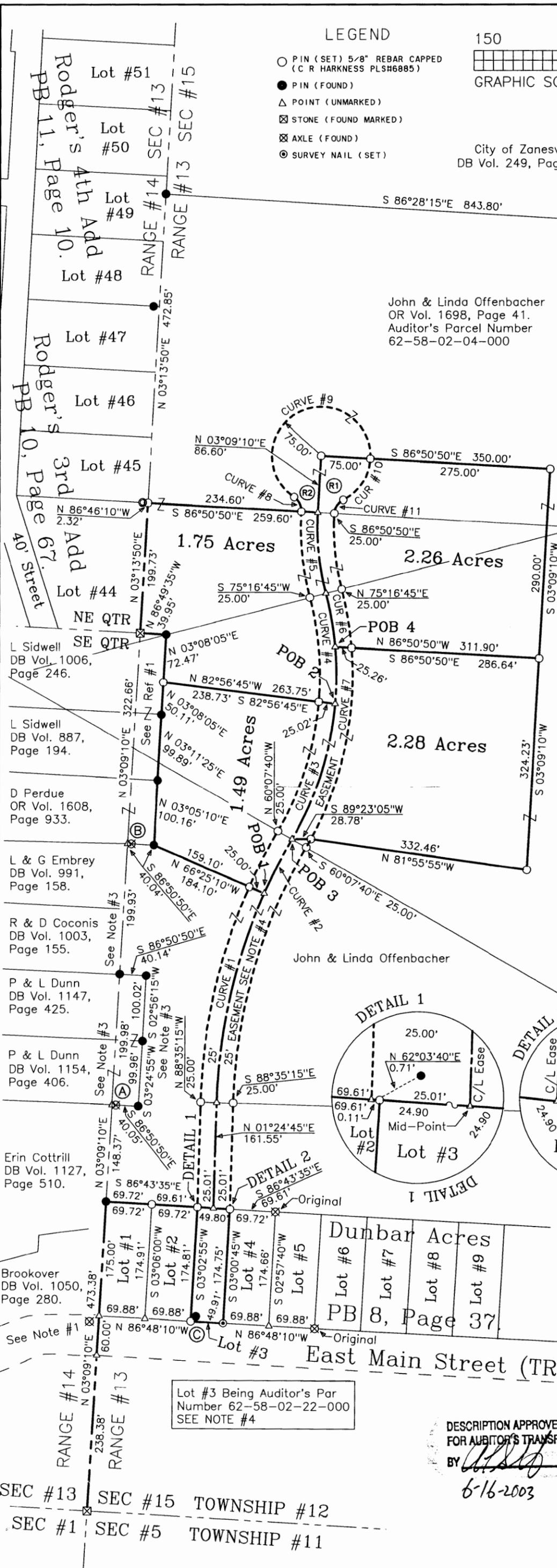
EASEMENT ACREAGE BREAKDOWN

SURVEYED PAR #1	= 0.12 ACRES
SURVEYED PAR #2	= 0.17 ACRES
SURVEYED PAR #3	= 0.17 ACRES
SURVEYED PAR #4	= 0.23 ACRES
REMAINING AREA	= 0.99 ACRES
EASEMENT TOTAL	= 1.68 ACRES

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4735-37 of the Administrative Code, and is intended to be used for legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

Charles R. Harkness PLS #6885

**OFFICE COPY  
NOT RECORDABLE**



Lot #3 Being Auditor's Par Number 62-58-02-22-000 SEE NOTE #4

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY *[Signature]* 6-16-2003

SURVEY FOR: JOHN & LINDA OFFENBACHER	
EAST MAIN STREET, SOUTH ZANESVILLE, OHIO 43701	
SURVEY DATE: 6/7/2003	DRAWN DATE: 6/10/2003
SEC:#15 TWP:#12 R:#13 TWP:Springfield CO:Muskingum	
CHARLES R. HARKNESS SURVEYING & MAPPING, INC. 768 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE (740) 454-6367	
JOB NUMBER: JOB #1266	DRAWING / SHEET NUMBER: Plat #01