

DESCRIPTION OF SURVEY FOR RITA ALLEN

JOB#2475-1

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

Being part of the North Half, Section 16, Township 1, Range 5, of the US Military District, further **being part of** the Rita Allen property recorded in **Official Record Volume 2754, Page 412** of said county's deed records, further **being part of** Muskingum County **Auditor's Parcel Number 66-70-16-08-000**, and more particularly described as follows;

Commencing at the unmarked Southwest corner of Zane Trace Mini-Farms a subdivision recorded in Plat Book 16, Page 116, further being in the roadbed of Zane Trace Road (Township Road 442) and the Northwest corner of said Rita Allen property, from which an iron pin (found) for reference bears North 00 degrees 39 minutes 46 seconds West 20.00 feet;

TIE-1 THENCE North 85 degrees 17 minutes 31 seconds East 299.00 feet along a common line for said Rita Allen property and Zane Trace Mini-Farms and within said road to an unmarked point;

TIE-2 THENCE North 67 degrees 03 minutes 52 seconds East 182.70 feet continuing along said property and subdivision, and within said road to the unmarked common corner for Parcels One and Two of said Rita Allen deed reference being the place of beginning for the property herein intended to be described;

#1- THENCE North 67 degrees 03 minutes 52 seconds East 141.67 feet continuing along said property, subdivision, and within said road to an unmarked point;

#2- THENCE North 50 degrees 25 minutes 12 seconds East 356.91 feet continuing along said property, subdivision, and within said road to an unmarked point;

#3- THENCE North 55 degrees 59 minutes 55 seconds East 274.15 feet continuing along said property, subdivision, and within said road to an unmarked point;

#4- THENCE North 80 degrees 30 minutes 51 seconds East 331.04 feet continuing along said property, subdivision, and within said road to an unmarked point;

#5- THENCE North 71 degrees 30 minutes 50 seconds East 132.12 feet continuing along said property, subdivision, and within said road to an unmarked point;

#6- THENCE North 60 degrees 36 minutes 37 seconds East 235.92 feet continuing along said property, subdivision, and within said road to an unmarked point;

#7- THENCE North 46 degrees 20 minutes 38 seconds East 513.85 feet continuing along said property, subdivision, and within said road to an unmarked point;

#8- THENCE North 54 degrees 36 minutes 52 seconds East 29.84 feet continuing along said property, subdivision, and within said road to the unmarked corner of the Robert J Radcliff and Deborah S Radcliff property recorded in Deed Book Volume 1127, Page 882;

#9- THENCE South 06 degrees 24 minutes 31 seconds East 725.38 feet leaving said road and along the common line for said Rita Allen and Radcliff properties to an iron pin (found) at a common corner for said properties and for the John R Marling and Leslie J Marling property recorded in Official Record Volume 1893, Page 829, passing an iron pin (set) at 21.24 feet;

#10- THENCE North 71 degrees 41 minutes 33 seconds West 464.21 feet along said Rita Allen and Marling properties to an iron pin (found);

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- #11- **THENCE South 15 degrees 08 minutes 33 seconds West 227.60 feet** continuing along said properties to an iron pin (found) at a common corner for said properties and for the Brian P Dailey and Michelle E Dailey property recorded in Official Record Volume 2571, Page 789;
- #12- **THENCE South 00 degrees 00 minutes 30 seconds East 544.18 feet** along said Rita Allen and Dailey properties to an iron pin (found);
- #13- **THENCE South 77 degrees 51 minutes 11 seconds East 427.91 feet** continuing along said properties to an unmarked point in the centerline of Sundale Road (County Road 105), passing an iron pin (found) at 406.27 feet;
- #14- **THENCE with a curve to the left having a, chord bearing South 12 degrees 59 minutes 31 seconds West 210.76 feet, a radius of 917.40 feet,** and arc length of 211.22 feet, along Sundale Road further being a common line for said Rita Allen property and for the Philip E Allen property recorded in Deed Book Volume 1016, Page 17 to an unmarked point;
- #15- **THENCE South 06 degrees 23 minutes 46 seconds West 292.66 feet** continuing along said road and properties to an unmarked point on the common line for the North and South Halves of Section 16;
- #16- **THENCE North 87 degrees 36 minutes 32 seconds West 1266.98 feet** leaving said road, along said Half Section line, further being the common line for said Rita Allen property and for the Christine M Grant property recorded in Official Record Volume 2217, Page 123 to an iron pin (set), passing an iron pin (set) at 27.25 feet;
- #17- **THENCE North 04 degrees 06 minutes 30 seconds East 360.00 feet** into the North Half of Section 16 and through said Rita Allen property to an iron pin (set);
- #18- **THENCE North 87 degrees 36 minutes 32 seconds West 400.00 feet** continuing through said property to an iron pin (set) on the common line for said Parcels One and Two of said Rita Allen deed reference;
- #19- **THENCE North 04 degrees 06 minutes 30 seconds East 477.60 feet** along said common parcel line to the place of beginning, passing an iron pin (found) at 401.49 feet, **containing 42.37 acres**, of which 1.31 acres are within the right of ways for Zane Trace Road (Township Road 442) and Sundale Road (County Road 105).

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 April 20, 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 RECORDABLE
Charles R. Harkness PLS #6885



DESCRIPTION
APPROVED
By: Charles R. Harkness 4/26/2018



GRAPHIC SCALE - FEET

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)
- STONE (FOUND) MARKED
- FENCE (OCCUPATION)

Calls Along Zane Trace Mini-Farms		
LINE	BEARING	DISTANCE
1	N 67°03'52" E	141.67'
2	N 50°25'12" E	356.91'
3	N 55°59'55" E	274.15'
4	N 80°30'51" E	331.04'
5	N 71°30'50" E	132.12'
6	N 60°36'37" E	235.92'
7	N 46°20'38" E	513.85'
8	N 54°36'52" E	29.84'
A	N 54°36'52" E	35.00'
B	N 68°02'13" E	94.12'
C	N 85°08'05" E	412.35'
T1	N 85°17'31" E	299.00'
T2	N 67°03'52" E	182.70'
T3	S 04°06'30" W	477.60'

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

SURVEYS 1 & 2

Being part of the North Half, Section 16, Township 1, Range 5, of the US Military District, further being part of the Rita Allen property recorded in Official Record Volume 2754, Page 412 of said county's deed records, also being part of Muskingum County Auditor's Parcel Number 66-70-16-08-000:

SURVEYOR'S NOTES AND REFERENCES:

- Muskingum County Tax Maps and Orthophotos of the area. All other references are shown or listed.
- Note #1- Calls along Zane Trace Mini-Farms are based on a best fit alignment of the platted courses from pins found and do not represent the road centerline.
- Note #2- Pin 8.48 feet North of surveyed line in fence, not used.
- Note #3- Fence line measured up to 20 feet North of surveyed line.
- Note #4- Survey 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 66-70-16-08-004.
- Note #5- Right of way widths are listed as 40 feet for Zane Trace and Sundale roads and occupy 1.31 acres of Survey 1.

Kenneth R Johnston
DB Vol. 1154,
Page 116.

Commencing
S 01°20'24" E 20.80'



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.

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NOT FOR RECORDABLE
Charles R. Harkness PLS #6885

SURVEY FOR:

Rita Allen

HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122

SURVEYED: 4/20/18	DRAWN: 4/21/18	Job Number	Job#2475	Drawing/Sheet	Plat #01
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Zane Trace Mini-Farms
PB 16, Page 116.

Lot 11
Lot 10
Lot 9
Lot 8
Lot 7
Lot 6
Lot 5
Lot 4
Lot 3
Lot 2
Lot 1

Robert J Radcliff &
Deborah S Radcliff
DB Vol. 1070,
Page 537.

Robert J Radcliff &
Deborah S Radcliff
DB Vol. 1127,
Page 882.

John R Marling &
Leslie J Marling
OR Vol. 1893, Page 829.

Brian P Dailey &
Michelle E Dailey
OR Vol. 2571,
Page 789.

Philip E Allen
DB Vol. 1016,
Page 17.

Curve LT Chord Bear
S 12°59'31" W 210.76'
R=917.40' A=211.22'

S 06°23'46" W
292.66'

N 87°36'32" W 748.38'

North 1/2 Sec 16

South 1/2 Sec 16

Christine M Grant
OR Vol. 2217, Page 123.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 4/24/18
Fee Paid

DESCRIPTION
APPROVED
By: [Signature]



GRAPHIC SCALE – FEET

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Note #1- Calls along Zane Trace Mini-Farms are based on a best fit alignment of the platted courses from pins found and not represent the road centerline.

Note #2- Pin 8.48 feet North of surveyed line in fence, not used.
Note #3- Fence line measured up to 20 feet North of surveyed line.

Note #4- Survey 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 66-70-16-08-004.

Note #5- Right of way widths are listed as 40 feet for Zane Trace and Sundale roads and occupy 1.31 acres of Survey 1.

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Charles R. Harkness PLS #6885

SURVEY FOR:

Rita Allen

HARKNESS SURVEYING & MAPPING, INC.

8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-012

SURVEYED: 4/20/18	DRAWN: 4/21/18
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Job Number
Job#2475Drawing/Sheet
Plat #01

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(C R HARKNESS PLS #6885)
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✗ FENCE (OCCUPATION)

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