

DESCRIPTION OF SURVEY FOR COUNTRYTYME GROVE CITY, LTD. JOB#1465-2

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

Being part of Military Lot #9, of Quarter Township #4, Township #1, Range #5, of the US Military District, **being part of** the CountryTyme Grove City, Ltd. property recorded in Official Record Volume 2005, Page 217 of said county's deed records, further being known as Muskingum County **Auditor's Parcel Number 66-90-04-18-003**, and more particularly described as follows;

Beginning at an iron pin (found) at the common corner for Lots #9, #10, #11, and #12 of Said Quarter Township;

- TIE** THENCE North 02 degrees 41 minutes 00 seconds East 95.00 feet along the common line for said Lots #9 and #10 to an unmarked point at the place of beginning for the property herein intended to be described, also being on the roadbed of Sunflower Road (County Road #65);
- #1-** THENCE North 87 degrees 50 minutes 10 seconds West 275.00 feet into Lot #9, through said CountryTyme property, and along the centerline of a 30 foot wide easement, to an unmarked point, from which an iron pin (set) for reference bears North 00 degrees 50 minutes 20 seconds West 15.02 feet, passing an iron pin (set) at 60.00 feet;
- #2-** THENCE South 86 degrees 09 minutes 35 seconds West 191.23 feet continuing through said CountyTyme property and along said easement centerline to an unmarked point from which an iron pin (set) for reference bears North 00 degrees 50 minutes 20 seconds West 15.02 feet;
- #3-** THENCE North 87 degrees 50 minutes 10 seconds West 335.00 feet continuing through said CountyTyme property and along said easement centerline to an unmarked point;
- #4-** THENCE North 02 degrees 41 minutes 00 seconds East 220.00 feet continuing through said CountyTyme property and leaving said easement to an iron pin (set), passing an iron pin (set) at 15.00 feet;
- #5-** THENCE South 87 degrees 50 minutes 10 seconds East 800.00 feet continuing through said CountyTyme property to an unmarked point on the common line for said Lots #9 & #10, passing an iron pin (set) at 760.00 feet
- #6-** THENCE South 02 degrees 41 minutes 00 seconds West 200.00 feet along the common line for said Lots #9 and #10 to the place of beginning, **containing 3.87 acres**, of which 0.06 acres are within the right of way for Sunflower Road (County Road #65);

SAVING AND EXCEPTING ALSO GRANTING AN EASEMENT

Saving and excepting also granting a non-exclusive ingress and egress easement 30 feet wide 15 feet on each side of the South lines of the above described 3.87 acre parcel.

GRANTING A 30 FOOT WIDE EASEMENT

Also granting an ingress and egress easement 30 feet wide from Sunflower Road (County Road #65) through the CountryTyme property to the North line of the above described 3.87 acre parcel and more particularly described as follows;

Commencing at the Northeast corner of the above described 3.87 acre parcel

- TIE** THENCE North 87 degrees 50 minutes 10 seconds West 70.00 feet along the North line of said 3.87 acre parcel to an unmarked point at the place of beginning for the easement herein intended to be described, passing an iron pin (set) at 40.00 feet;
- #1-** THENCE North 87 degrees 50 minutes 10 seconds West 30.00 feet continuing along the North line of said 3.87 acre parcel to an unmarked point;
- #2-** THENCE North 02 degrees 41 minutes 00 seconds East 320.00 feet through said CountryTyme property to an unmarked point;
- #3-** THENCE South 87 degrees 50 minutes 10 seconds East 100.00 feet continuing through said CountryTyme property to an unmarked point on the East line of said CountryTyme property also being in the roadbed of said Sunflower Road;
- #4-** THENCE South 02 degrees 41 minutes 00 seconds West 30.00 feet along said East property line and within said road to an unmarked point;
- #5-** THENCE North 87 degrees 50 minutes 10 seconds West 70.00 feet leaving said road and through said CountryTyme property to an unmarked point;
- #6-** THENCE South 02 degrees 41 minutes 00 seconds West 290.00 feet continuing through said CountryTyme property to the place of beginning for the easement;

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 May 10, 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.

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Charles R. Harkness P.L.S. #6885



APPROVED FOR CLOSURE

[Signature] 5/11/2006

200 0 200 400 600

GRAPHIC SCALE FEET

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- ⊗ RR SPIKE (FOUND)

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

APPROVED FOR CLOSURE

William L Marshall 5/10/06

MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION

A. J. Swiercz
6/9/2006 *yes*

William L Marshall
OR Vol. 1649, Page 61.

Joe Yow, Allen Yow, & Rita Mitchell
OR Vol. 1670, Page 756.

1054.78'
N 86°42'20"E 1070.34'

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

Being part of Military Lot #9, of Quarter Township #4,
Township #1, Range #5, of the US Military District,
being part of the CountryTyme Grove City Ltd property
recorded in Official Record Volume 2005, Page 217 of
said county's deed records, further being known as
Muskingum County Auditor's Parcel Number
66-90-04-18 003;

SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps and Orthophotos of the area.
3-D TopoQuads by DeLorme (Ohio).
Survey of Lot #12 completed by Scott Englar PL
#7452 dated 9/6/1999. Survey of a portion of Lot #9
completed by Denis Swierz PLS #8062 dated
9/12/2001. Survey of Lots #8 and #14 completed by
Charles R. Harkness PLS #6885 dated 1/9/1997.
Note #1- A non-exclusive ingress and egress
easement 30 feet wide, the centerline is shown and
described.
Note #2- A non-exclusive ingress and egress
easement 30 feet wide.

Jerry & Vicki Harney
OR Vol. 1896,
Page 663.

S Addis & A M Tansel
OR Vol. 1896, Page 663.

J J Muskingum
OR Vol. 2015,
Page 244.

Approved For Transfer
On Lot Sewage Proposed
Date 6/6/06

W. L. Marshall
Zanesville-Muskingum County
Health Department

CountryTyme Grove City, Ltd.
OR Vol. 2005, Page 217.
Auditor's Parcel Number
66-90-04-18 003

S 87°50'10"E 100.00'
S 87°50'10"E 70.00'

N 02°41'00"E 320.00'
See Note #2
S 02°41'00"W 290.00'
S 02°41'00"W 290.00'

Sunflower Road (CR #65)

Mick & Heather Welsh
OR Vol. 1922, Page 549.

S 87°50'10"E 800.00'
700.00'
CountryTyme Grove City, Ltd. **3.87 Acres**
OR Vol. 2005, Page 217.
Part of Auditor's Parcel #
66-90-04-18-003

Dan Nguyen
OR Vol. 1913,
Page 481.

To Pin Found At Lot Corner N 87°50'10"W 2633.79'

Juane & Naomi Parks
DB Vol. 1153, Page 421.

LOT #9
LOT #10
LOT #11
LOT #12

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 other property, nor encroachments unless otherwise indicated.

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SURVEY FOR: CountryTyme Grove City, Ltd. Sunflower Road, New Concord, Ohio		HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 5/10/2006	DRAWN: 5/10/2006	JOB. #1465	DRAWING: PLAT #02
QTR IWP: #4 IWP: #1 RANGE: #5 IWP: Union COUNTY: Muskingum STATE: Ohio			