

DESCRIPTION OF SURVEY FOR MARK & TANYA BLATT

JOB#2018-4

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

Being a proposed vacation of a portion of Caldwell Street within the Mineral Addition recorded in Plat Book 2, Page 2, of said county's records, further being the reversionary rights associated with Lot 77, Auditor's Parcel Number 70-34-03-05-000, and more particularly described as follows;

- Beginning at an iron pin (set) at the common Northern corner for Lots 77 and 78 of said addition further being on the South right of way of Caldwell Street;
- #1- **THENCE North 18 degrees 25 minutes 20 seconds East 25.00 feet** to an iron pin (set) in the centerline of Caldwell Street;
  - #2- **THENCE South 71 degrees 34 minutes 40 seconds East 150.48 feet** along the centerline of Caldwell Street to an iron pin (set);
  - #3- **THENCE South 18 degrees 25 minutes 20 seconds West 25.00 feet** to an iron pin (set) at the common Northern corner for Lots 76 and 77 of said addition further being on the South line of Caldwell Street;
  - #4- **THENCE North 71 degrees 34 minutes 40 seconds West 150.48 feet** along said Lot 77 and Caldwell Street to the place of beginning, **containing 0.09 acres.**

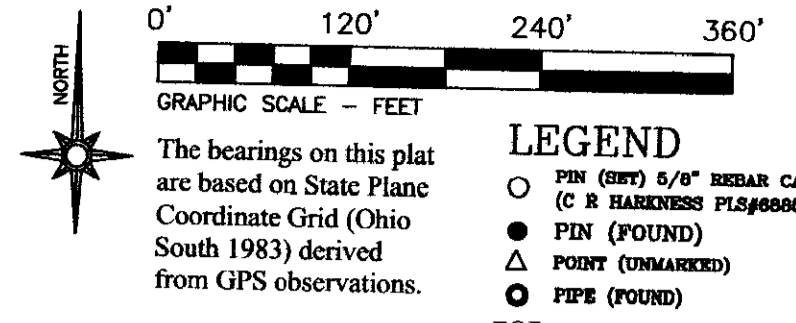
The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on November 23, 2012 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, unless otherwise indicated.

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



DESCRIPTION APPROVED  
By: *[Signature]* 11/15/2013



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

- LEGEND**
- FOR (BENT) 5/8" REBAR CAPPIED (C & HARKNESS PLAYERS)
  - PIN (FOUND)
  - △ POINT (UNMARKED)
  - PIPE (FOUND)
  - FOP (MONUMENT FOUND OUT OF POSITION (NOT USED))

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

Being a survey of proposed vacations of street right of ways within the Mineral Addition recorded in Plat Book 2, Page 2 of said county's records:

**SURVEYOR'S NOTES AND REFERENCES:**  
Muskingum County Tax Maps and Orthophotos of the area. Survey of 26.73 acres from Lot 16 of Underwoods Subdivision by Vernon Rybski PLS #4041 dated 12/18/1986. Survey of Lots 7 and 8 of Muskingum Mining No 2 by Richard M Graves PLS #5792 dated 10/6/2002. Survey of Lots 74, 75, and parts of 76 and 88 completed by Dana Snouffer PLS #7543 dated 4/29/2003. Survey of the Wagner property located in Lot 2 of Underwoods Subdivision completed by Jon B Adcock PLS #8461 dated 2/15/2012.

**GENERAL NOTE:** Information from the plat of Mineral Addition was interpreted, applying a best fit method when conflicting results were discovered in blocks and along opposing sides of street right of ways. All subsequent survey and deed information uncovered applied bearings and distances along lot lines on the side for which the bearing and distance were shown. This approach was continued. Lines without call data were established from calculations from each side of the missing calls. Perimeter bearings and distances were given highest priority, then bearings and distances along right of ways for major streets, then along lesser streets. The street right of way located between Lots 46 and 47 was not given. Best fit width of 50 feet was used. Alleys South of Russell Street, West of Holmes Street, North of Walwork Avenue, and East of Cushing Avenue are shown as 16.5 feet, considering the width shown between Lots 6 and 7 as a scriber error. Several lot dimensions in this area are incorrectly shown as 1.32 chains and are herein interpreted as 132 feet. No original monuments were found.

**Note #1-** Apparent gap between the Western lines of the Mineral Addition and the East lines of Lots 8 and 9 of Muskingum Mining Addition 2 recorded in Plat Book 2, Page 10. A railroad spur shown on the Plat of Mineral Addition is interpreted as being within this gap and within the right of way of Neil Avenue shown as 50 feet wide on the Muskingum Mining Plat. The Minerals Addition Plat graphically shows the right of way varying. There is no intent to vacate any portion of Neil Avenue with this survey.

**Note #2-** Gravel drive access associated with the property recorded in the name of Carl M Moss and Tracie L Moss recorded in Official Record Volume 1958, Page 10. A survey completed by Donald Binkley PLS #7879 dated 9/26/2000 of a proposed 24 foot wide ingress and egress easement is on file with the Muskingum County Engineer's Office. No recorded easement was found. Existing drive varies from platted surveyed 24 foot wide easement.

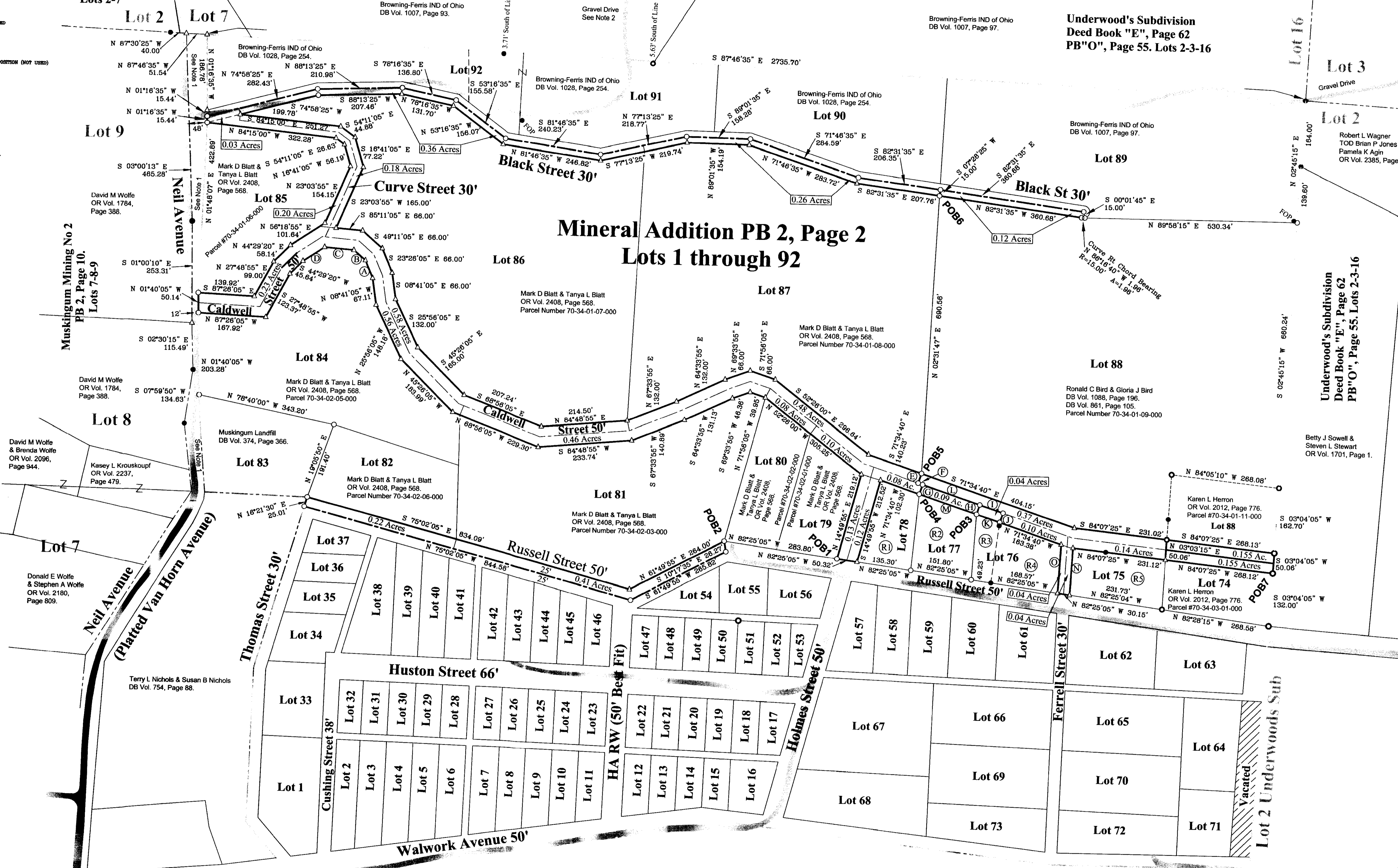
**Owner and Deed References**  
**Ref 1**  
Mark D Blatt & Tanya L Blatt OR Vol. 2408, Page 568. Lot 78 Parcel Number 70-34-03-06-000  
**Ref 2**  
Century National Bank OR Vol. 2333, Page 886. Lot 77 Parcel Number 70-34-03-05-000  
**Ref 3**  
Mark D Blatt & Tanya L Blatt OR Vol. 2408, Page 568. Part Lot 76 Parcel Number 70-34-03-04-000  
**Ref 4**  
Ronald C Bird & Gloria J Bird OR Vol. 1798, Page 251. Part Lot 76 Part of Parcel Number 70-34-03-02-000  
**Ref 5**  
Ronald C Bird & Gloria J Bird OR Vol. 1798, Page 251. & DB Vol. 861, Page 105. Lot 75 Part of Parcel Number 70-34-03-02-000

**Lots 47-58-49-50-54-55**  
John R Devoll & Michele R Devoll OR Vol. 1934, Page 568.  
**Lots 52-53-56**  
Robert Lance Kennedy et al OR Vol. 2239, Page 317.  
**Lots 38-39-40-41-42-43-44-45-46**  
Gene T Devoll & Sally Devoll DB Vol. 809, Page 329.

Walnut Hill PB 2, Page 2  
Lots 2-7

Underwood's Subdivision  
Deed Book "E", Page 62  
PB"O", Page 55. Lots 2-3-16

# Mineral Addition PB 2, Page 2 Lots 1 through 92



**Letter Referenced Calls**

A	N 23°28'05" W	48.10'
B	N 49°11'05" W	38.33'
C	N 85°11'05" W	72.80'
D	S 56°18'55" W	63.91'
E	S 18°25'20" W	25.00'
F	S 71°34'40" E	11.78'
G	S 18°25'20" W	25.00'
H	N 18°25'20" E	25.00'
I	S 71°34'40" E	61.02'
J	S 18°25'20" W	25.00'
K	N 71°34'40" W	61.02'
L	N 71°34'40" W	150.48'
M	S 71°34'40" E	150.48'
N	S 03°08'05" W	117.33'
O	N 03°08'05" E	121.44'

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 all or any easements of record, unless otherwise indicated.



**Owners: Blatt/Bird/Herron**

Survey Date: 11/23/2012 | Drawn Date: 11/26/2012

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

Job Number: #2018 | Drawing/Sheet No. Plat #01 Vacation