

DESCRIPTION OF SURVEY FOR ROWENA DODD FRAUNFELTER JOB #353-2-1

PARCEL #1 OF TRACT #2

Situated in the State of Ohio, County of Muskingum, Township of Washington, Third Quarter Township, of Township #1, Range #7, of the US Military District:

Being all of the First and Second Parcels of the prior deed reference Volume 487, Page 667, of said county's deed records, said First and Second Parcels being part of a 8.30 acre Tract as shown on the Plat of Muskingum Mining Company delineated in Plat Book 2, Page 10, then owned by J. Little and located South of Lots #19 through #22 and Coal Run Road, the Muskingum County Auditor's Parcel, Number covering said First Parcel is 70-70-40-05-02-000, and Number covering said Second Parcel is 70-70-40-05-03-000 and more particularly described as follows;

Beginning at an iron pin (set) replacing an iron pin (found disturbed) at the Southwest corner of said J. Little's 8.30 acre Tract also being the most Southwesterly corner of said Muskingum Mining Company Plat;

- #1- thence along the West line of said 8.30 acre Tract N 37 49 31 W 425.84 feet to an iron pin (set) in the center of the Platted right-of-way for Coal Run Road;
- #2- thence along the center of the platted right-of-way of said Coal Run Road S 84 46 31 E 125.48 feet to an iron pin (set);
- #3- thence continuing along said platted center line N 80 28 29 E 368.01 feet to a point, from which an iron pin (set) in the existing center line of Coal Run Road for reference bears N 31 47 08 W 22.01 feet;
- #4- thence through said 8.30 acre Tract on a line at right-angles with the South line of said 8.30 acre Tract S 03 10 23 W 397.80 feet to an iron pin (set) on the South line of said 8.30 acre Tract;
- #5- thence along the South line of said 8.30 acre Tract N 85 49 37 W 205.04 feet to the place of beginning containing 2.833 acres.

The bearings within this description are shown in Degrees Minutes and Seconds and are based on State Plane Coordinate Grid as derived from a Solar Observation (Local Hour Angle Method). Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness R.S.6885).

This description was written by Charles R. Harkness Registered Surveyor #6885 from an actual survey completed on August 16, 1990, 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**

JOB #353-2
PLAT #01

- ☐ Wood Post (found)
- ☒ Axle (found)
- ☐ Iron Pipe (found)
- ☐ Iron Pin (found)
- ☐ Railroad Spike (found)
- ☒ PK Nail (found)
- ☐ Iron Pin (est) 3/8" rubber
with identification cap
(C R Holmes R S 8883)

Being all of the prior deed reference Volume 487, Page 887, of said county's deed records, also being all of

Washington County Auditor's Parcel Numbers

70-70-40-05-02-000,	covering	prior	deed	parcel #1
70-70-40-05-03-000,	covering	prior	deed	parcel #2,
70-70-50-01-08-000,	covering	prior	deed	parcel #3,
70-70-50-01-08-000,	covering	prior	deed	parcel #4.

Deed Book (Volume-Page). (721-228), (322-801), & (483-810).
Washington County Tax Maps 70-40 & 70-50
A USGS 7 1/2 Min Topo Map (Zanesville East).

SURVEYOR'S NOTES:
 #1- Point in previous descriptions called for being near the forks of Mill Creek.
 #2- Eription as described in deed reference Volume 41, Page 432.
 #3- J. Little's 8.20 acre tract as shown on the Plat of Muskingum Mining Company delineated in Plat Book 2, Page 10, and located South of Lots #19 through #22 and Coal Run Road.
 #4- Center line of Mill Run Road as described in deed reference Volume 62, Page 473.

This plat was prepared by Charles R. Horkness
Registered Surveyor #6885 from an actual survey
completed on August 16, 1990.
This survey is intended to be used for the legal
transfer of the property shown, and does not intend to
show all or any easements of record, nor encroachments
unless otherwise indicated.

