

DESCRIPTION OF SURVEY FOR G & D WELKER

JOB#1286-4

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

Being part of the Northwest and Southwest Quarters, of Quarter Township #4, Township #1, Range #7, of the US Military District, being part of the G & D Welker property recorded in Deed Book Volume 1114, Page 623 of said county's deed records, known as Muskingum County Auditor's Parcel Number 70-74-04-01-001, and more particularly described as follows;

- #1- Beginning at a 6" concrete filled pipe (found) at the center of said Quarter Township #4; **THENCE South 64 degrees 51 minutes 35 seconds West 483.42 feet** into said Southwest Quarter along the North right of way for Interstate 70 and South line of said Welker property to an iron pin (set) at 150 feet left of center line station 135+50 for said Interstate 70 as recorded in Plat Book 10, Page 58;
- #2- **THENCE South 73 degrees 15 minutes 10 seconds West 278.71 feet** continuing along the common line for said right of way and Welker property to an iron pin (found) at a common corner for said Welker property and for the A Hanes property recorded in Deed Book 1077, Page 214;
- #3- **THENCE North 02 degrees 38 minutes 30 seconds East 484.89 feet** leaving said right of way and along the common line for said Welker and Hanes properties crossing into said Northwest Quarter, to an iron pin (set);
- #4- **THENCE South 87 degrees 12 minutes 55 seconds East 321.23 feet** through said Welker property to an iron pin (set);
- #5- **THENCE North 02 degrees 47 minutes 05 seconds East 354.64 feet** continuing through said Welker property to an iron pin (set) at the end point of the extension of a Non-Exclusive 50 foot wide ingress and egress easement to be used by the property herein described;
- #6- **THENCE South 87 degrees 12 minutes 55 seconds East 60.00 feet** continuing through said Welker property and along said easement to an iron pin (set);
- #7- **THENCE South 28 degrees 00 minutes 10 seconds East 805.25 feet** leaving said easement and continuing through said Welker property to the place of beginning **containing 6.54 acres.**

**ALSO A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT**

Also a Non-Exclusive 50 foot wide ingress and egress easement Granted to the above described 6.54 acre parcel. The center line of which running from the right of way of Newport Drive cal-de-sac, recorded in The Hamptons Phase One, Plat Book 17, Page 51, to the North line of the above described 6.54 acre parcel, and further described as follows;

- Beginning at an iron pin (found) at the Northeast corner of a 5.010 acre parcel surveyed from the G & D Welker property recorded in Deed Book Volume 1114, Page 623 (Surveyed by Terry J Finley PLS #7222 dated 2-7-2003), located on the cal-de-sac right of way for said Newport Drive;
- #E1- **THENCE South 00 degrees 22 minutes 20 seconds West 65.44 feet** along said 5.010 acre parcel and easement center line to an iron pin (found);
- #E2- **THENCE South 12 degrees 30 minutes 50 seconds East 143.58 feet** continuing along said 5.010 acre parcel and easement center line to an iron pin (found);
- #E3- **THENCE South 02 degrees 47 minutes 05 seconds West 482.88 feet** along said 5.010 acre parcel and easement center line to an iron pin (found);
- #E4- **THENCE South 02 degrees 47 minutes 05 seconds West 323.36 feet** extending said easement center line to an iron pin (set) at a corner of said 6.54 acre parcel and end point of said right of way, passing the unmarked center point of a cal-de-sac with a 60 foot radius at 263.36 feet;

Easement to include a cal-de-sac with a 60 foot radius as described above and additional area created by the 60 foot wide square on the Southeast corner of said cal-de-sac as shown on the survey plat of said 6.54 acre parcel.

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).

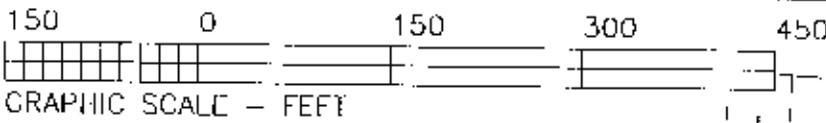
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on October 24, 2003, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.



APPROVED FOR CLOSURE

K. B. Kelly F70-05

**OFFICE COPY**  
~~NOT RECORDED~~  
 Charles R. Harkness P.L.S. 6885



**LEGEND**

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- ⊙ 6" CONCRETE FILLED PIPE
- ⊗ CONCRETE MONUMENT (FOUND)

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

**SURVEYOR'S NOTES & REFERENCES:**

Muskingum Co. Tax Maps and Orthophotos of the area, 3-D TopoQuads by DeLorme (Ohio), Right of way Plans for Interstate 70, DB Vol 863, Page 323. The Hamptons Phase One PB 17, Page 65.

**Note #1**— No attempt was made to resolve any conflict of alignment along the NE & NW Qtrs of Qtr Twp #4. Previous surveys of The Hamptons Phase One, Eliot property, and 5.010 acre parcel were held.

**Note #2**— A Non-Exclusive 50 foot wide ingress and egress easement is Granted, Saved and Excepted. The center line of which is along the East lines of the 5.010 acre parcel surveyed by Terry J Finley PLS #7222 dated 2/7/2003, running from the right of way of Newport Drive cal-de-sac to the Southeast corner of the 5.010 acre parcel and extending to and including the cal-de-sac and additional area created by the 60 foot wide square.

**Note #3**— Easement for Power Lines not surveyed, shown for graphical purposes only.

5.010 Acre Survey  
Terry J Finley PLS #7222  
Dated 2/7/2003  
Approved 3/27/2003

3.12 Acre Survey  
Charles R Harkness  
PLS #6885 Survey  
Date 6/28/2003

3.50 Acres  
Part of Parcel #  
70-74-04-01-001  
G & D Welker  
DB Vol. 1114,  
Page 623.

5.013 Acres  
Part of Parcel #  
70-74-04-01-001  
G & D Welker  
DB Vol. 1114,  
Page 623.

**APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION**

**NOTE:**  
Pipe although massive does not seem to be stable. Movement appears to be evident. Location does not match the center of Qtr Twp shown on highway plans.

A Hanes  
DB Vol. 1077, Page 214.

NW Qtr QTR TWP #4  
SW Qtr QTR TWP #4

A Hanes  
DB Vol. 1077, Page 214.

**APPROVED FOR CLOSURE**

*K. Buckley 8/16/05*



SURVEY FOR:

**G & D Welker**  
Newport Drive, Zanesville, Ohio 43701

SURVEY DATE: 10/24/2003 DRAWN DATE: 10/29/2003

QTR TWP: #4 TWP: #1 R: #7 TWP: Washington CO Muskingum

**CHARLES R. HARKNESS  
SURVEYING & MAPPING, INC.**  
768 DRYDEN ROAD  
ZANESVILLE, OHIO 43701  
PHONE (740) 454-6367

JOB NUMBER: **JOB #1285** DRAWING / SHEET NUMBER: **PLAT #4**

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NOT RECORDABLE**

Charles R. Harkness PLS #6885

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B & H Shirer  
DB Vol. 704, Page 34.

See Note #:

NW QTR Qtr Twp #4  
NE QTR Qtr Twp #4

Center Qtr Twp #4

CL Sta 140+00

Pins Found 3'-S' East of Fence Line

C/L Interstate 70

PB 10, PG 58