

DESCRIPTION OF SURVEY FOR THE HELEN V. FLEMING ESTATE

JOB#1237

Situated in the State of Ohio, County of Muskingum, City of Zanesville:

Being a portion of the Southern Third of Lot #7, of Buckingham Terrace (Fair Oaks Addition) to the City of Zanesville, recorded in Plat Book 2, Page 47, **being all of** the Helen V Fleming property recorded in Deed Book Volume 684, Page 328 of said county's deed records, known as Muskingum County **Auditor's Parcel Number 81-12-03-01-000**, and more particularly described as follows;

Beginning at a stone (found) at the common Eastern corner for Lots #7 & #8 of said Buckingham Terrace, also being on the West line of Lake Drive of said Buckingham Terrace;

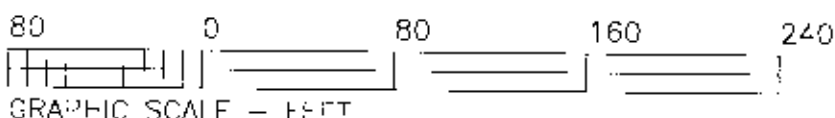
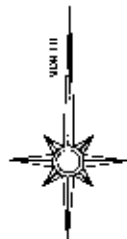
- #1- **THENCE North 78 degrees 20 minutes 00 seconds West 139.81 feet** along the common line for said Lots #7 & #8 to an iron pin (set) at a corner of the Cincinnati & Muskingum Valley Railroad property recorded in Deed Book Volume 130, Page 22 (Now Conrail Railroad);
- #2- **THENCE North 25 degrees 24 minutes 00 seconds East 76.47 feet** through said Lot #7, along the east line of said railroad property, being parallel to and 60 feet from the center line for said railroad, to an iron pin (set) on the South line of the V Fleece property recorded in Deed Book Volume 932, Page 34;
- #3- **THENCE South 76 degrees 20 minutes 00 seconds East 123.32 feet** continuing through said Lot #7 and along the common line for said Fleming & Fleece properties to an unmarked point near the center of a shared driveway mentioned in previous deed references, said point being on the common line for said Lot #7 and Lake Drive, passing an iron pin (set) at 87.73 feet;
- #4- **THENCE along a curve to the left having, a chord bearing South 12 degrees 58 minutes 30 seconds West 70.00 feet**, a radius of 2889.79 feet, and arc length of 70.00 feet, along said common line for Lot #7 and Lake drive to the place of beginning, **containing 0.22 acres.**

The bearings within this description are based on the North line of Lot #7 of Buckingham Terrace (Plat Book 2, Page 47). 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 16, 2002, 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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NOT RECORDABLE**
Charles R. Harkness P.L.S.

11-19-2002



GRAPHIC SCALE - FEET

The bearings on this plot are based on the North line of Lot #7 as shown on the plat of Buckingham Terrace (PB 2, Page 47).

LEGEND

- P.N. (SET) 5/8" REBAR CAPPED (C.R. HARKNESS PLS #8885)
- P.N. (FOUND)
- △ POINT (UNMARKED)
- ⊗ STONE (FOUND)
- ⊙ PIPE (FOUND)

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SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps, Railroad Plans for the Cincinnati & Muskingum Valley Railroad.

Surveys completed by: Jerry L Gamble P.S. #5757 dated 12/13/1982 portion of Lot #7; Loren C Camp PLS #5843 dated 1/15/1983 portion of Lot #6; Richard Max Graves PLS #5792 dated 2/23/1983 portion of Lot #6; John Marshall PLS #5307 dated 12/6/1983 portion of Lot #6; Stephen M Bowman PLS #7135 dated 8/14/1993 portion of Lot #6; Peter Dinon dated 7/19/1994 portion of Lot #21.

Note #1- Line shown is intended to indicate the original pattd line, and does not include any right of way changes by deed of other method.

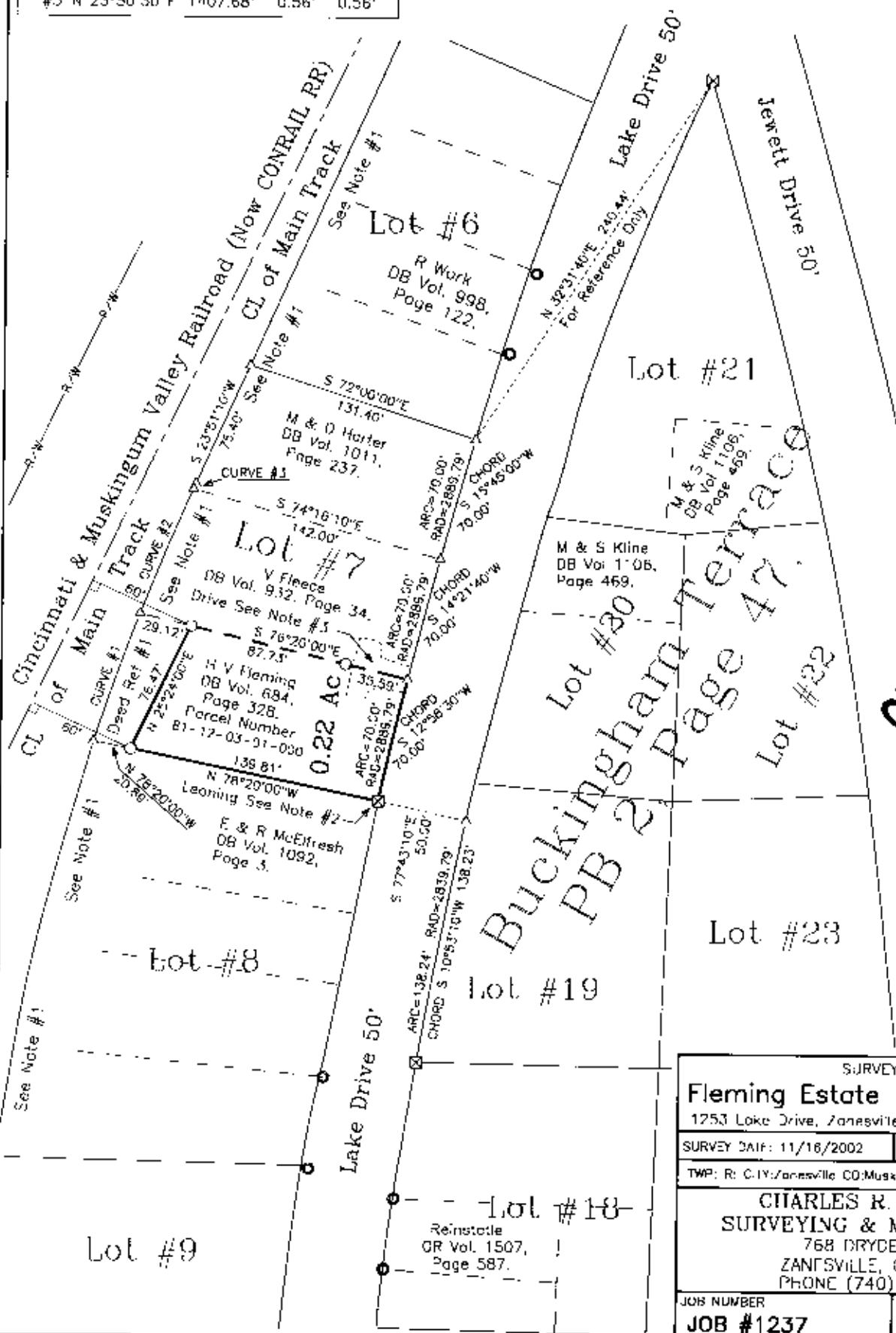
Note #2- Stone located on bank found lost and leading toward the street. Straighter using other original monuments and existing street curbs.

Note #3- Shored concrete driveway mentioned in prior deed references.

DEED REF #1- Cincinnati & Muskingum Valley Railroad (Now CONRAIL) property recorded in DB Vol. 130, Page 22.

CURVE CHORD BEARING RAD. JS ARC LEN.

#1	N 19°11'30"E	1407.68'	75.97'	75.96'
#2	N 22°17'00"E	1407.68'	75.97'	75.96'
#3	N 23°50'30"E	1407.68'	0.56'	0.56'



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AS IS
11-19-2002

SURVEY FOR:	
Fleming Estate	
1253 Lake Drive, Zanesville, Ohio 43701	
SURVEY DATE: 11/18/2002	DRAWN DATE: 11/18/2002
TWP: R. C. IV Zanesville CO: Muskingum	
CHARLES R. HARKNESS SURVEYING & MAPPING, INC. 768 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE (740) 454-6367	
JOB NUMBER	DRAWING / SHEET NUMBER
JOB #1237	Plat #01