

82-20-01-06 1646 PERSHING RD
82-26-03-17

DESCRIPTION OF SURVEY FOR JOHN OFFENBACHER JOB#950

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

Being **all** the remaining J & L Offenbacher property described in deed reference Deed Book Volume 750, Page 204 of said county's deed records, known as Muskingum County **Auditor's Parcel Numbers 82-20-01-06-000, and 82-26-03-17-000** more particularly described as follows;

Commencing at the intersection of Larzelere Avenue and Pershing Road; thence S 37 23 50 W 23.22 feet to the Northwest corner of Tract One of said Offenbacher deed reference also being the place of beginning for the property herein intended to be described;

- #1- **thence N 80 57 40 E 150.00 feet** within the street right of way for Pershing Road, along the North line of said Tract One and previously described as the South line of Coopermill Road, to the Northeast corner of the a 20.32 acre tract transferred to the Muskingum County Agricultural Society recorded in deed reference Deed Book Volume 35, Page 561, also being the common North corner for said Tract One and for Tract Two of said Offenbacher deed reference;
- #2- **thence N 80 57 40 E 86.25 feet** within the street right of way for Pershing Road and along the North line of said Tract Two to the Northeast corner of said Tract Two also being the Northwest corner of the J & C Lent property described in deed reference Deed Book Volume 545, Page 525;
- #3- **thence S 02 08 50 W 200.00 feet** along the common line for said Offenbacher and Lent properties and within a gravel and brick driveway to the Southeast corner of said Tract Two, also being the Northeast corner of the T Conrad property described in deed reference Deed Book Volume 1138, Page 64, said point is in the bed of a brick driveway, passing an iron pin (set) at 8.92 feet on the South line of Pershing Road;
- #4- **thence S 80 57 40 W 86.25 feet** along a common line for said Offenbacher and Lent properties to an iron pin (set) on the Original East line of said Muskingum County Agricultural Society tract also being the East line for said Tract One and common corner for said Offenbacher and Conrad properties, passing an iron pin (set) at 15.29 feet on the West line of a 15 foot wide easement described in said Conrad deed reference;
- #5- **thence S 02 08 50 W 100.00 feet** along the East line of said Muskingum County Agricultural Society tract, also being the common line for said Tract One and Conrad property to an iron pin (set) at the Southeast corner of said Tract One;
- #6- **thence S 80 57 40 W 150.00 feet** along the South line of said Tract One to an iron pin (set) at the Southwest corner of said Tract One;
- #7- **thence N 02 08 50 E 300.00 feet** along the West line of said Tract One to the place of beginning, passing an iron pin (set) at 291.08 feet on the South line of Pershing Road, said Tract One (Parcel Number 82-20-01-06-000) containing 1.01 acres and Tract Two (Parcel Number 82-26-03-17-000) containing 0.39 acres for a **total of 1.40 acres.**

The bearings within the description are based on the West line of the H Dawkins property as surveyed by Thomas Robinson PLS #6392 on June 2, 1979. Bearings are shown in a format of Degrees, Minutes, and Seconds. 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 March 8, 1999, 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.

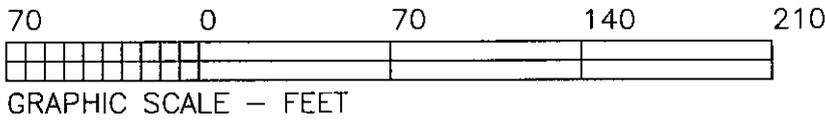
**OFFICE COPY
NOT RECORDABLE**
Charles R. Harkness PLS #6885

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY CRH
3-10-99

The bearings on this plat are based on the West line of the H Dawkins property as surveyed by Thomas Robinson PLS #6392 on June 2, 1979.

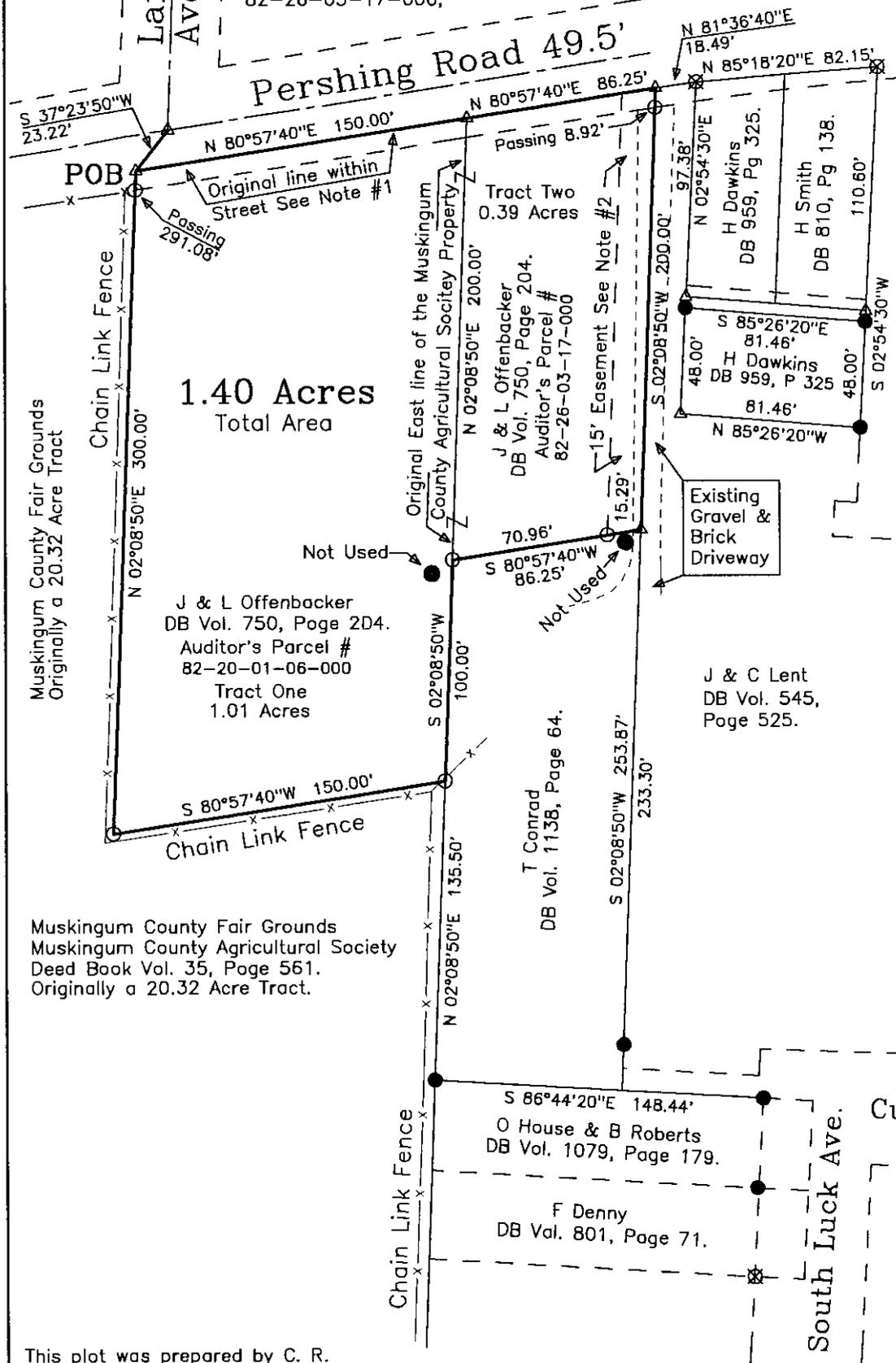
LEGEND

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



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SURVEYOR'S NOTES & REFERENCES NOT LISTED:
Muskingum County Tax Maps and Orthophotos of the area. Survey of the H Dawkins property completed by Thomas Robinson PLS #6392 on June 2, 1979. Survey of the O house & B Roberts property by William Derwacter PLS #5437 in 1996. Survey of the Muskingum County Agriculture Society property by William Derwacter PLS #5437 on September 2, 1995.
Note #1- The South line of Coopermill Road as described in deeds of the area is approximately 1 foot South of the existing curb face and is within the 49.5 feet wide right of way as shown on the plat of Brighton Subdivision recorded in Plot Book 2, Pages 105 and 106.
Note #2- A 9 foot wide right of way described in deed reference Deed Book Volume 232, Page 446 along the East side of Tract Two and a 15 foot wide right of way also along the East side of Tract Two overlapping the 9 foot right of way.

Muskingum County Fair Grounds
Muskingum County Agricultural Society
Deed Book Vol. 35, Page 561.
Originally a 20.32 Acre Tract.

This plot was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey and 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.

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER
BY A.L. Swinehart
3-10-99 KB

SURVEY FOR: John Offenbacher Pershing Road, Zanesville, Ohio		HARKNESS SURVEYING & MAPPING, INC. 768 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE/FAX (740) 454-6367	
SURVEYED: 3/8/1999	DRAWN: 3/9/1999	JOB: #950 DRAWING: Plat #01	
SECTION: TWP: RANGE: CITY: Zanesville COUNTY: Muskingum OHIO			

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