

13-10-01-19-000

DESCRIPTION OF SURVEY FOR JAMES W RANSBOTTOM

JOB#2305

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

Being part of the Northeast and Northwest Quarters, Section 3, Township 14, Range 14, of the Congress Lands East of the Scioto River, further **being all of** the James W Ransbottom property recorded in **Deed Book Volume 1103, Page 495 and Official Record Volume 1865, Page 383** of said county's deed records, further **being all of** Muskingum County Auditor's **Parcel Numbers 13-40-03-03-000, 13-40-03-04-000, 13-40-03-06-000, & 13-10-01-19-000**, and more particularly described as follows;

Beginning at an iron pin (found) at the common Northern corner of the Northeast and Northwest Quarters of Section 3, further being on the common line of Clay and Newton Townships of Muskingum County, and common line for Townships 14 and 15 of said Congress Lands;

- #1- **THENCE South 86 degrees 32 minutes 18 seconds East 808.13 feet** along said Township and Section line to a concrete monument (found);
- #2- **THENCE South 86 degrees 58 minutes 13 seconds East 529.81** continuing along said Township line to an iron pin (found) at a common corner for said Ransbottom property and for the James W Davis property recorded in Deed Book Volume 1098, Page 235;
- #3- **THENCE South 02 degrees 50 minutes 08 seconds West 486.22 feet** into said Northeast Quarter of Section 3, into Clay Township and along said Ransbottom and Davis properties to an iron pin (found) at a common corner for said Ransbottom property and for the Three Swings Properties LLC property recorded in Official Record Volume 1973, Page 858;
- #4- **THENCE South 57 degrees 06 minutes 17 seconds West 636.85 feet** along a line of said Ransbottom and Three Swings properties to an iron pin (found);
- #5- **THENCE South 62 degrees 30 minutes 26 seconds West 388.92 feet** continuing along said properties to an iron pin (found);
- #6- **THENCE South 69 degrees 39 minutes 33 seconds West 154.37 feet** continuing along said properties to an iron pin (found);
- #7- **THENCE North 42 degrees 05 minutes 25 seconds West 1318.20 feet** continuing along said properties, crossing into the Northwest Quarter of Section 3 to an iron pin (found);
- #8- **THENCE South 78 degrees 38 minutes 19 seconds West 381.36** continuing along said properties to a railroad rail (found) on the East line of the Robert Gebhart property recorded in Official Record Volume 2633, Page 197;
- #9- **THENCE North 22 degrees 16 minutes 27 seconds East 312.60 feet** along said Ransbottom and Gebhart properties to an iron pin (found) on the common line for said Clay and Newton Townships;
- #10- **THENCE South 86 degrees 43 minutes 51 seconds East 300.05** along said Township line to an iron pin (found);
- #11- **THENCE South 86 degrees 30 minutes 06 seconds East 553.27 feet** continuing along said Township line to the place of beginning, passing an iron pin (found) at 133.42 feet containing (1.83 acres being Parcel Number 13-40-03-03-000), (8.26 acres being Parcel Number 13-40-03-04-000), (6.18 acres being Parcel Number 13-40-03-06-000), and (18.54 acres being Parcel Number 13-10-01-19-000) for a **total of 34.81 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).

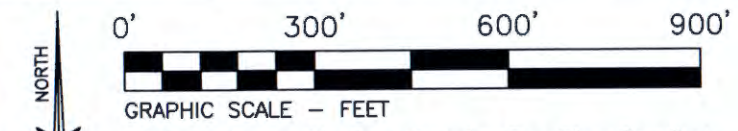
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on May 4, 2016 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.

**OFFICE COPY**  
**NOT RECORDABLE**  
Charles R. Harkness PLS #6885  
**DESCRIPTION**  
**APPROVED**  
By: 4/5/16





13-10-01-19-000 A



DESCRIPTION  
APPROVED  
By: *[Signature]*

Situated in the State of Ohio, County of Muskingum, Township of Clay:  
Being part of the Northeast and Northwest Quarters, Section 3, Township 14,  
Range 14, of the Congress Lands East of the Scioto River, further **being all of**  
the James W Ransbottom property recorded in **Deed Book Volume 1103, Page**  
**495 and Official Record Volume 1865, Page 383** of said county's deed records,  
further being all of Muskingum County Auditor's **Parcel Numbers**  
**13-40-03-03-000, 13-40-03-04-000, 13-40-03-06-000, & 13-10-01-19-000:**

LEGEND

- PIN (SET) 5/8" REBAR CAPPED  
(C R HARKNESS PLS #6885)
- ⊙ CONCRETE MONUMENT (FOUND)
- △ POINT (UNMARKED)
- PIN (FOUND)
- ◆ RAILROAD RAIL (FOUND)

**SURVEYOR'S NOTES AND REFERENCES:**  
Muskingum County Tax Maps and Orthophotos of  
the area.  
**Note #1-** Monuments along the Section and  
Township line appear to be affected by unstable  
ground surface movement.  
**Note #2-** An easement 15 feet wide recorded in DB  
Vol. 103, Page 553 and Db Vol. 115, Page 324.

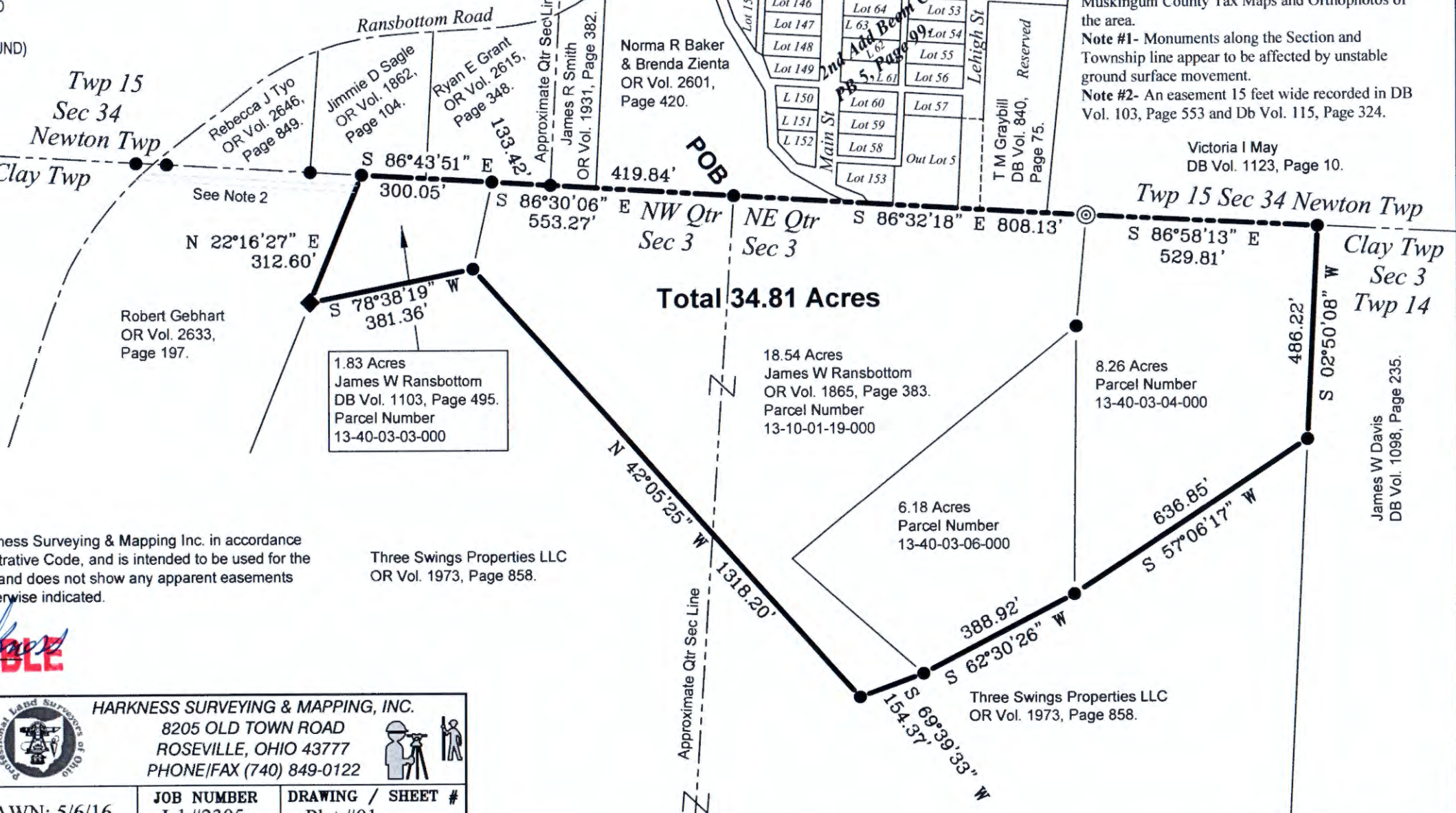
Victoria I May  
DB Vol. 1123, Page 10.



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 any apparent easements  
nor easements of record, unless otherwise indicated.

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*[Signature]*  
Charles R. Harkness, PLS #6885

SURVEY FOR: <b>James W Ransbottom</b>		<b>HARKNESS SURVEYING &amp; MAPPING, INC.</b> 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 5/4/16		DRAWN: 5/6/16	
JOB NUMBER Job#2305		DRAWING / SHEET # Plat #01	



Richard Max Graves 5792/86  
Registered Surveyor  
2925 Kenlo Woods Dr.  
Nashport, Ohio 43830

ADDRESS N/A

13-10-01-19

(Description 18.54 Ac.)

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

Being a Part of the Northeast Quarter and the Northwest quarter of  
Section Three(3), Township Fourteen (14), Range Fourteen (14) and the same  
property owned by J. Alfred Ransbottom and Recorded in Deed Book 527, Page  
971 of the Muskingum County Deed Records bounded and described as follows:

Beginning at an iron pin set at the northwest corner of said northeast  
quarter of section 3; thence south 86 degrees 12 minutes 22 seconds east  
along the northline of said northeast quarter 808.38 feet to a concrete  
monument found; thence south 5 degrees 47 minutes 25 seconds west 251.43  
feet along the west line of an 8.00 acre parcel owned by Frank Ransbottom  
(Deed Book 971, Page 51 Parcel 2) to an iron pin set; thence south 51  
degrees 30 minutes 47 seconds west 835.20 feet along the north line of a  
5.708 acre parcel owned by said Frank Ransbottom (Deed Book ~~971~~, Page ~~51~~ 917-51  
Parcel One) to an iron pin set; thence south 48 degrees 02 minutes east  
along the west line of said tract 400.00 feet to an iron pin set; thence  
south 70 degrees 02 minutes 39 seconds west 154.36 feet to an iron pin set  
thence in a northwesterly direction on a line agreed to in Deed Book 966,  
Page 163 of the Muskingum County Deed Records between Robinson Ransbottom  
Pottery on the west and J. Alfred Ransbottom on the east having a bearing  
of north 41 degrees 43 minutes west a distance of 1318.34 feet to an iron  
pin; thence north 33 degrees 01 minutes 46 seconds east along the east line  
of a 2 acre parcel owned by the aforesaid Frank Ransbottom ( Deed Book  
971, Page 51 Parcel 3 ) a distance of 201.30 feet to an iron pin set on  
the north line of said northwest quarter of section 3; thence south 86  
degrees 12 minutes 22 seconds east ( the basis of bearings for this description  
true north ) along the north line of said quarter 553.30 feet to the place  
of beginning containing eighteen and fifty four hundredths (18.54 ) acres  
of which 12.11 acres is in the northeast quarter of section 3 and 6.43 acres  
is in the northwest quarter of section 3.

Subject to all legal right of ways and easements now on record.  
All of Auditor's Record No. 13-13-10-01-19-001  
This description was written by Richard Max Graves  
Registered Surveyor No. 5792.

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OK WAD

5-14-86



- ◎ CONC MON. FOUND
- 3/8" X 30" IRON PIN SET
- ⊕ IRON PIN FOUND
- MINE R.R. RAIL FOUND

BASE OF BEARINGS  
TRUE NORTH BY G.H.A. SUN METHOD

SEC.  
CHAS.  
M'CONNELL  
672-219

34 NEWTON TWP.

BEEM CITY

FRANK  
RANSBOTTOM  
2 AC. DB. 971, P. 51  
PARCEL 3

CLAY TWP.  
N. 13° 01' 46" E.  
201.30'

N.E. COR.  
N.W. QTR.  
SEC. 3  
T. 14, R. 14

SEC. LINE  
N.W. COR.  
N.E. QTR.  
SEC. 3  
T. 14, R. 14

TWP. LINE 2

J. ALFRED RANSBOTTOM  
VOL. 527, P. 971

18.54 AC.

ALL OF AUDITORS PARCEL  
12.11 AC. NO. 13-13-10-01-19-000

S. 5° 47' 25" W.  
251.43'

8.0  
AC.  
PAR  
2

FRANK RANSBOTTOM  
5.708 AC. 971-51  
PARCEL 1

S. 48° 02' E.  
400.00'

S. 70° 02' 39" W.  
154.36'

REFERENCES USED

VOL. 971, P. 51  
VOL. 865, P. 147  
VOL. 527, P. 971 (18.54 AC.)  
VOL. 119, P. 61-62  
VOL. 127, P. 44  
VOL. 821, P. 51  
VOL. 587, P. 121  
VOL. 159, P. 437  
VOL. 131, P. 390  
VOL. 197, P. 518-519  
USGS MAP  
ARIEL PHOTO  
TAX MAP

RANSBOTTOM  
POTTERY  
865-147

MAP SHOWING SURVEY OF 18.54 AC.  
J. ALFRED RANSBOTTOM PROP.  
N.W. & N.E. QTR. SEC. 3 TWP. 14 R. 14  
CLAY TWP. MUSKINGUM CO., OHIO

RICHARD MAX GRAVES  
REGISTERED SURVEYOR 5792  
2925 KENLO WOODS DR.  
NASHVILLE, TN 37214  
S-10-88  
Richard Max Graves

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