

17-33-02-01-005

DESCRIPTION OF SURVEY FOR AWC ENTERPRISES LTD

JOB#2698

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

Being part of Lot #37 of Military Gardens recorded in Plat Book 7, Page 49 a subdivision of Quarter Township #1, Township #1, Range #8, of the US Military District, **being part of** the AWC Enterprises LTD property recorded in **Official Record Volume 2018, Page 398** of said county's deed records, further **being part of** Muskingum County **Auditor's Parcel Number 17-33-02-01-000**, and more particularly described as follows;

Commencing at an iron pin (found) at a common corner for Lots 36 and 37 of said Military Gardens;

- TIE- THENCE North 01 degrees 27 minutes 50 seconds East 211.53 feet** along the common line for said Lot 37, Military Gardens, and the Kerns Development Company LTD property recorded in Deed Book Volume 1145, Page 983 to an iron pin (found) at a common corner for said AWC Enterprises LTD property and for the John C Hughes Jr. And Jacqueline E Hughes property recorded in Official Record Volume 2060, Page 369 being the place of beginning for the property herein intended to be described;
- #1- THENCE South 89 degrees 04 minutes 35 seconds West 381.83 feet** through Lot 37 and along a common line for said AWC Enterprises LTD and Hughes properties to an unmarked point on the common line for Lot 37 and East line of Old Falls Road (County Road 298), passing an iron pin (found) at 341.96 feet;
- #2- THENCE North 04 degrees 27 minutes 10 seconds West 229.05 feet** along Lot 37 and Old Falls Road to an unmarked common corner for said AWC Enterprises LTD property and for the Blair Barclay and Stephanie L Rollins property recorded in Official Record Volume 2740, Page 299;
- #3- THENCE North 85 degrees 09 minutes 20 seconds East 100.64 feet** into Lot 37 and along said AWC Enterprises LTD and Barclay/Rollins properties to an iron pin (found), passing an iron pin (found) at 41.32 feet;
- #4- THENCE North 45 degrees 36 minutes 35 seconds East 104.49 feet** continuing along said properties to an iron pin (found);
- #5- THENCE South 79 degrees 54 minutes 05 seconds East 234.97 feet** continuing along said properties to an iron pin (found) on the common line for Lot 37 and Kerns property;
- #6- THENCE South 01 degrees 27 minutes 50 seconds West 262.68 feet** along the common line for Lot 37 Military Gardens, AWC Enterprises LTD and Kerns properties to the place of beginning **containing 2.45 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 April 26, 2005, 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
Charles R. Harkness PLS #6885

DESCRIPTION

APPROVED

By: *M. 6/7/21*

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date *6/7/21*

Fee Paid