

DESCRIPTION OF SURVEY FOR TOMAS & LYNN BOWERS      JOB#1787-1

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

Being part of Lot 169 of Home Acres, as recorded in Plat Book 7, Page 10 of said county's plat records, also being part of the TLJ-Y CITY LLC. property recorded in Official Record Volume 2209, Page 721 of said county's deed records, further being part of Muskingum County Auditor's Parcel Number 17-37-03-13-000, and more particularly described as follows;

- Beginning at an iron pin (found) at the common Southern corner for said Lot 169 and for Lot 168 of said subdivision, also being on the North line of Garden Road;
- #1- **THENCE North 01 degrees 47 minutes 55 seconds East 280.78 feet** leaving said road and along said Lots 169 and 168 to an iron pipe (found) at the common corner for said TLJ-Y CITY LLC. property and for the Ricky B Wayne and Deborah Wayne property recorded in Official Record Volume 1547, Page 987;
  - #2- **THENCE South 87 degrees 52 minutes 45 seconds East 29.64 feet** into said Lot 169 and along the common line for said TLJ-Y CITY LLC. and Wayne properties to an iron pin (set);
  - #3- **THENCE South 01 degrees 43 minutes 30 seconds West 280.55 feet** crossing said TLJ-Y CITY LLC. property to an iron pin (set) on the common line for said Lot 169 and Garden Road;
  - #4- **THENCE North 88 degrees 19 minutes 35 seconds West 30.00 feet** along said Lot 169 and Garden Road to the place of beginning, **containing 0.19 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 parcel is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number 17-37-03-12-000.

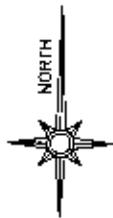
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on September 18, 2009 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

*Charles R. Harkness*  
Charles R. Harkness P.L.S. #6885  
**OFFICE COPY  
NOT RECORDABLE**



**APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**  
*[Signature]*  
Date: 10/1/09 Fee Paid: \_\_\_\_\_

DESCRIPTION  
APPROVED  
By: *[Signature]* 9/21/09



0' 150' 300' 450'



GRAPHIC SCALE - FEET

The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

LEGEND

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

DESCRIPTION APPROVED

By: *[Signature]* 9/22/09

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

Being part of Lot 169 of Home Acres, as recorded in Plat Book 7, Page 10 of said county's plat records, also being part of the TLJ-Y CITY LLC, property recorded in Official Record Volume 2209, Page 721 of said county's deed records, further being part of Muskingum County Auditor's Parcel Number 17-37-03-13-000:

References

- Ref #1- Thomas & Lynne Bowers DB 1015, Page 292. Parcel #17-37-03-12-000
- Ref #2- TLJ-Y CITY LLC. OR 2209, Page 721. Parcel #17-37-03-13-000

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Note #1- This parcel is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number 17-37-03-12-000.

CALL TABLE

CALL	BEARING	DISTANCE
C1	N 01°47'55" E	280.78'
C2	S 87°52'45" E	29.64'
C3	S 01°43'30" W	280.55'
C4	N 88°19'35" W	30.00'
C5	S 88°19'35" E	70.00'
C6	N 01°43'25" E	280.00'
C7	N 87°52'45" W	70.00'
C8	N 88°19'35" W	100.00'
C9	N 01°49'55" E	281.42'
C10	S 87°57'30" E	99.84'

Zanesville - Muskingum Health Department  
Approved For Transfer  
No On-Lot Sewage  
Date 9/27/09

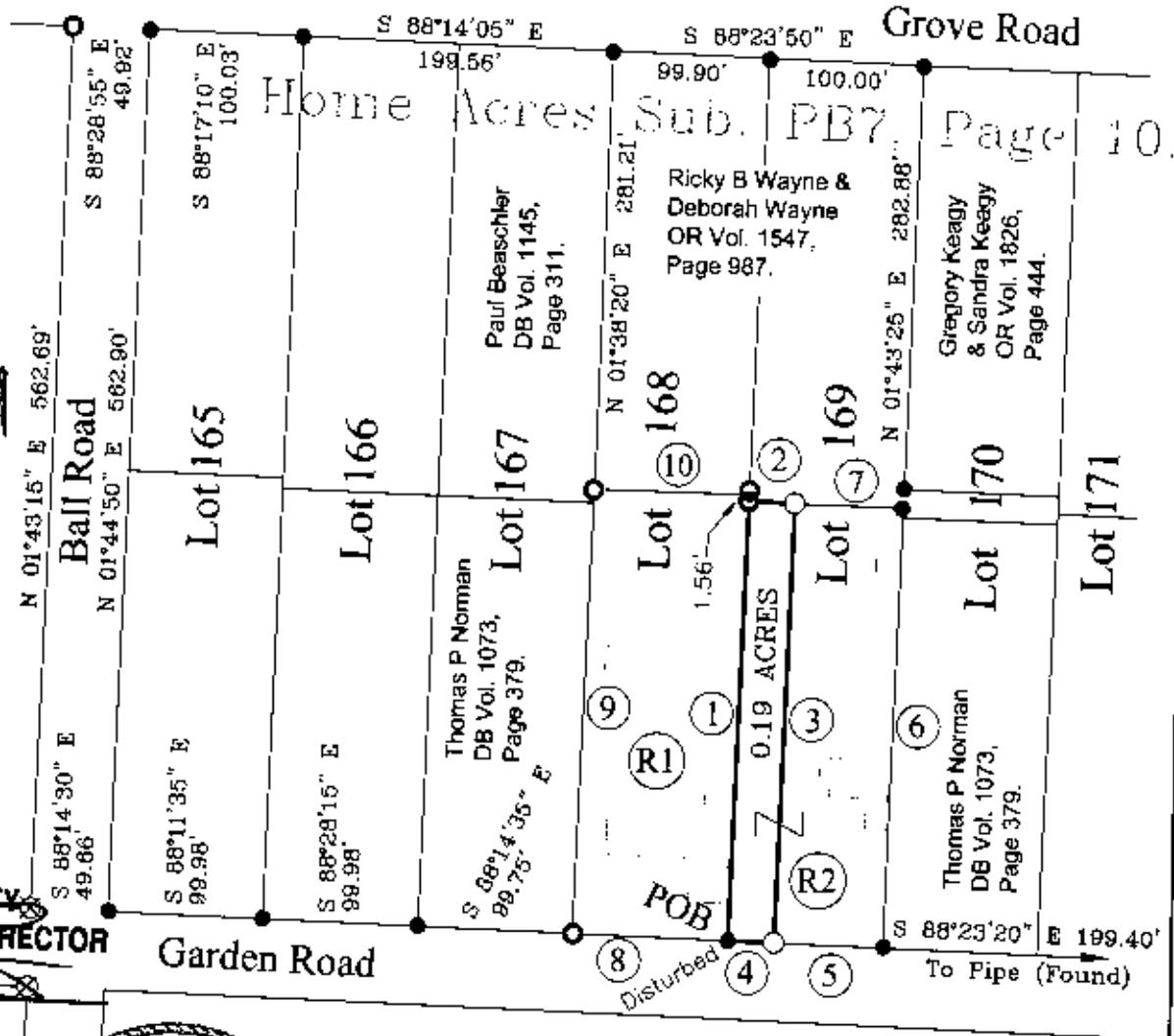
APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date 10/1/09



This plat was prepared by C.R. Harkness Surveying & Mapping, Inc. in accordance with Chapter 4733-37 of the Ohio Administrative Code, and is intended to be used for the legal description of all or any easements of right or encroachments, unless otherwise indicated.

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



SURVEY FOR: <b>TOMAS &amp; LYNNE BOWERS</b>		HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 9/18/09	DRAWN: 9/22/09	JOB NUMBER Job# 1787	DRAWING / SHEET NUMBER Plat #01
QTRTWP:1 TWP:1 RANGE:8 TWP:Falls CO:Muskingum ST:Ohio			