

DESCRIPTION OF SURVEY FOR DOUBLE B RANCH LLC

JOB#2492

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

Being part of Quarter Township 3, Township 1, Range 8, of the US Military District, further **being part of** the Karie R Johns and Timothy M Johns TWROS property recorded in **Official Record Volume 2245, Page 704**, of said county's deed records, further **being part of** Muskingum County **Auditor's Parcel Number 17-50-02-13-000**, and more particularly described as follows;

Beginning at an iron pin (found) at the common Western corner for said Quarter Townships 2 and 3, further being on the common line for Hopewell and Falls Township of Muskingum County, and further being the common line for Ranges 8 and 9 of said US Military District;

- TIE-1 THENCE South 88 degrees 02 minutes 12 seconds East 3583.59 feet** (By Previous Survey) into Falls Township and along the common line for Quarter Township 2 and 3 to an iron pin (found) at the common corner of the Double B Ranch LLC property recorded in Official Record Volume 2716, Page 824 and for the Michael C Young and Neddena L Young property recorded in Official Record Volume 1995, Page 527;
- TIE-2 THENCE South 02 degrees 10 minutes 40 seconds West 1490.90 feet** (By Previous Survey) into Quarter Township 3 and along a common line for said Double B Ranch LLC and Young properties to an iron pipe (found) at a common corner for said Double B Ranch LLC property and for the William J Hill property recorded in Deed Book Volume 1071, Page 294;
- TIE-3 THENCE North 88 degrees 04 minutes 42 seconds West 1256.45 feet** along the common line for said Double B Ranch LLC property and for said Hill property and for the William J Hill property recorded in Deed Book Volume 1154, Page 800, and for the Douglas T Gates and Judith A Gates properties recorded in Official Record Volume 1917, Page 934 and Deed Book Volume 1090, Page 641, and for the Roy W Smart and Sharon F Smart property recorded in Deed Book Volume 670, Page 96 to an iron pipes (found) at a common corner for said Johns and Smart properties and being the place of beginning for the property herein intended to be described, passing iron pipe (found) at 277.20 feet and 467.66 feet;
- #1- THENCE South 49 degrees 36 minutes 21 seconds West 312.36 feet** crossing said Johns property to an iron pin (set) on a common line for said Johns and Double B Ranch LLC properties;
- #2- THENCE North 02 degrees 06 minutes 51 seconds East 210.26 feet** along said properties to an iron pipe (found) at a common corner for said properties;
- #3- THENCE South 88 degrees 05 minutes 05 seconds East 230.27 feet** continuing along said properties to the place of beginning, **containing 0.56 acres.**

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 with adjacent Auditor's Parcel Number 17-50-02-15-000.

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 17, 2018 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.

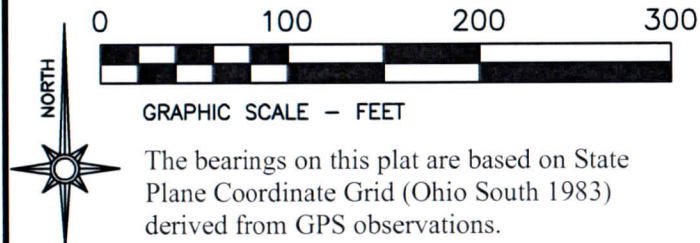


OFFICE COPY
NOT RECORDABLE

Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED
By: *[Signature]* 5/21/2018

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



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)

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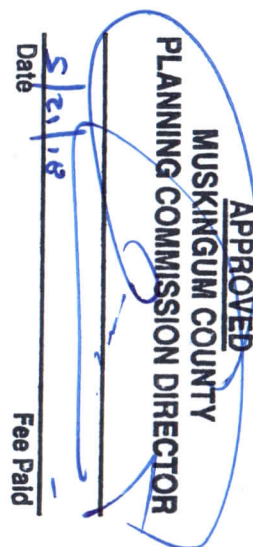
SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Previous survey of the Double B Ranch LLC property completed by Charles R Harkness PLS #6885 (Job #2259 dated August 15, 2015).

Note #1- 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 with adjacent Auditor's Parcel Number 17-50-02-15-000.

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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NOT RECORDABLE
Charles R. Harkness PLS #6885



Range 9 Hopewell Twp
Range 8 Falls Twp
Commencing

Qtr Twp 2

Qtr Twp 3

(By Previous Survey)

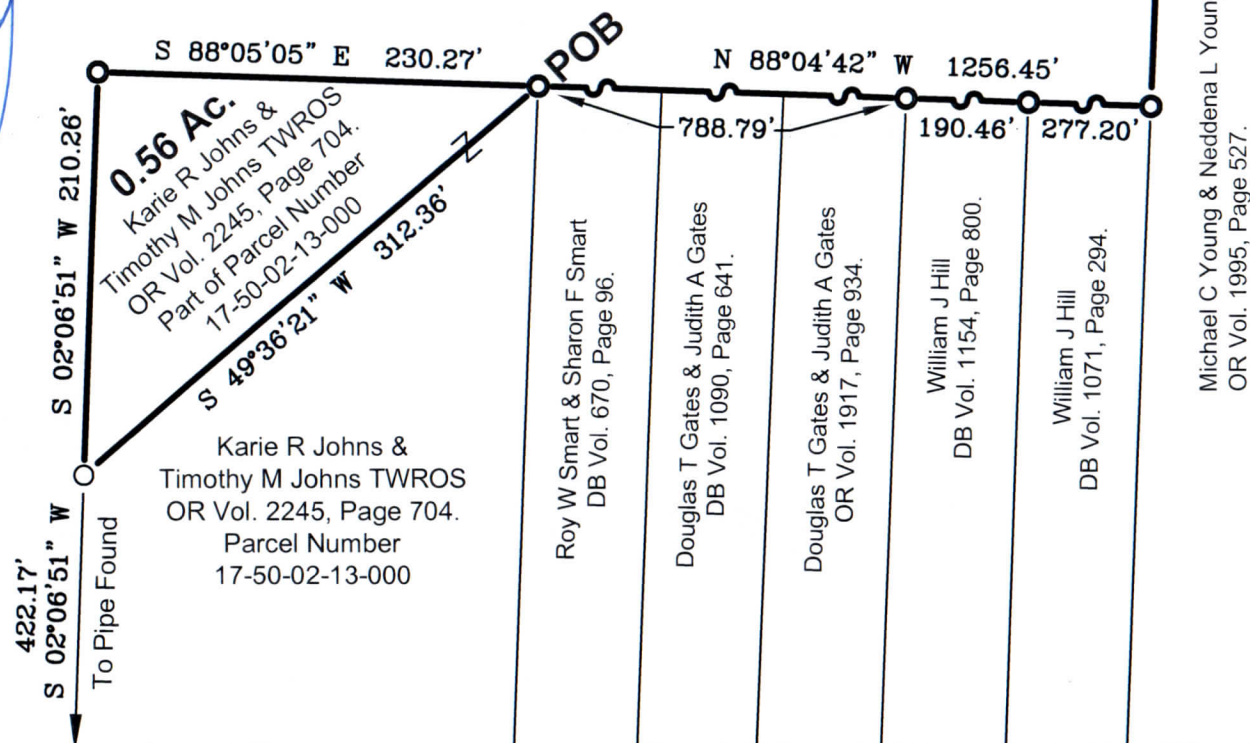
S 88°02'12" E 3583.59'

DESCRIPTION

APPROVED

By: *AL5 harkness*

Double B Ranch LLC
OR Vol. 2716, Page 824.
Parcel Number
17-50-02-15-000



SURVEY FOR:

Double B Ranch LLC



HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122



SURVEYED: 5/17/18

DRAWN: 5/17/18

Job Number

Job#2492

Drawing/Sheet

Plat #01