

17-53-01-08-002
ADDRESS N/A

DESCRIPTION OF SURVEY FOR PHYLLIS GROTEGEER JOB#1289-1B

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

Being part of the 4th Quarter Township, Township #1, Range #8, of the US Military District, **being part of** the Phyllis Grotegeer property recorded in Official Record Volume 1758, Page 473 of said county's deed records, known as Muskingum County Auditor's Parcel Number 17-53-01-08-001, and more particularly described as follows;

Commencing at an axle (found) at the Northeast corner of Lot #15 of Dillon Falls Drive No 2, recorded in Plat Book 8, Page 49, also being a common corner for the Virginia Grotegeer LE ET AL property recorded in Deed Book Volume 1105, Page 469, and for the C & T Quinlan property recorded in Deed Book Volume 1121, Page 59; **THENCE North 04 degrees 37 minutes 55 seconds West 11.40 feet** along a common line for said V Grotegeer and Quinlan properties to an iron pipe (found) at the Southeast corner of said P Grotegeer property, being the place of beginning for the property herein intended to be described;

- #1- **THENCE South 85 degrees 23 minutes 20 seconds West 114.98 feet** along a common line for said Grotegeer properties to an iron pipe (found) at the Southwest corner of said P Grotegeer property;
- #2- **THENCE North 04 degrees 37 minutes 10 seconds West 41.48 feet** along a common line for said Grotegeer properties to an iron pin (set);
- #3- **THENCE South 74 degrees 46 minutes 30 seconds East 122.24 feet** crossing said P Grotegeer property to the place of beginning, **containing 0.055 acres.**

The bearings within this description are based on State Plane Coordinate Grid derived from a 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 August 4, 2003, 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.

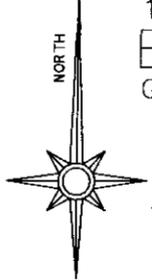
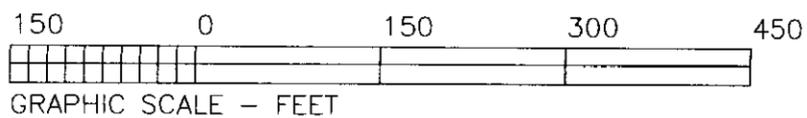
**OFFICE COPY
NOT RECORDABLE**

Office Copy
Charles R. Harkness PLS #6885

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *K. Buckley*
8-14-2003

17-53-01-06
17-53-01-08-002

ADDRESS N/A
LEGEND



The bearings on this plat are based on State Plane Coordinate Grid as derived from GPS Observations.

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

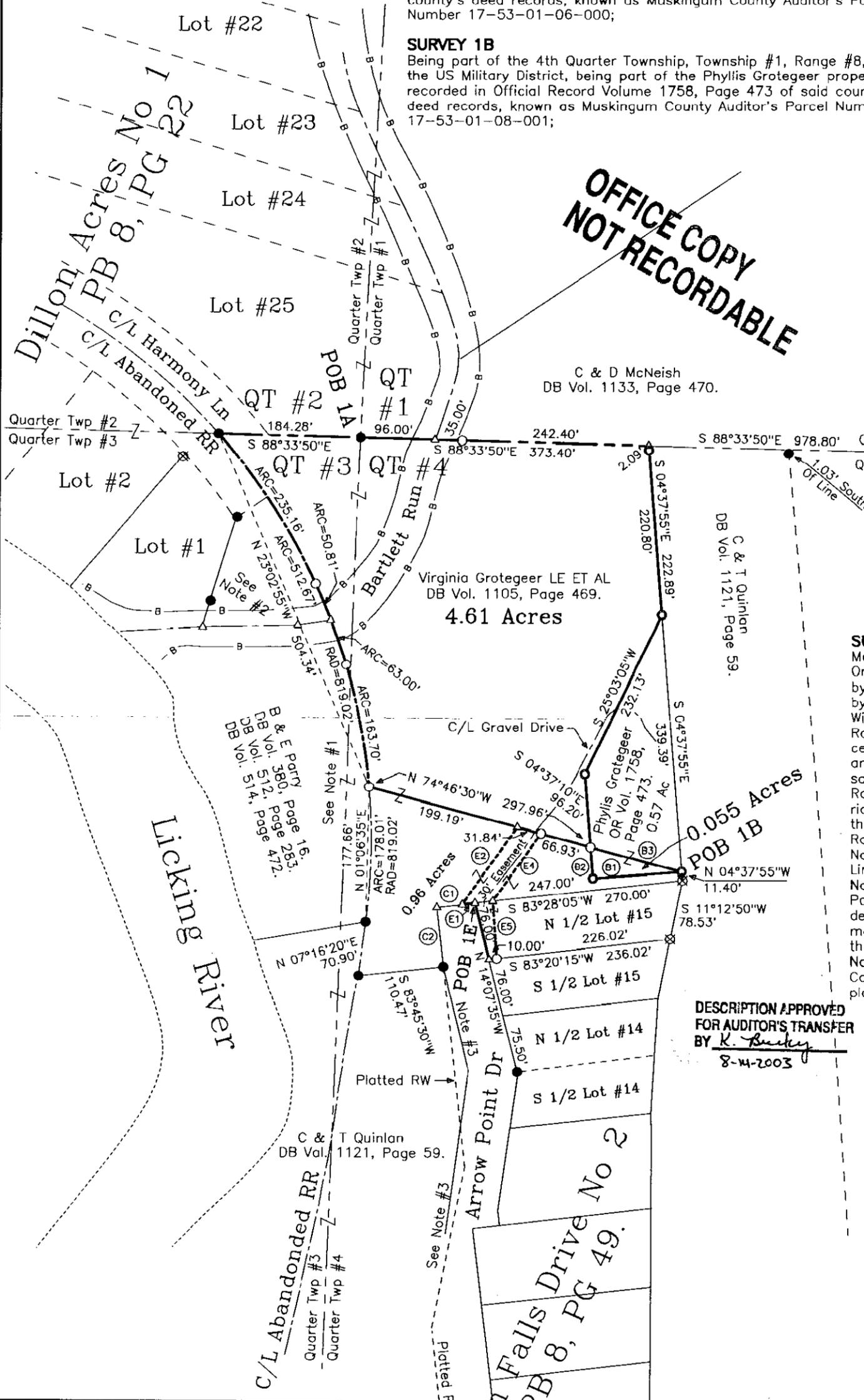
SURVEY 1A
Being part of the 3rd and 4th Quarter Townships, Township #1, Range #8, of the US Military District, being part of the Virginia Grotegeer LE ET AL property recorded in Deed Book Volume 1105, Page 469 of said county's deed records, known as Muskingum County Auditor's Parcel Number 17-53-01-06-000;

SURVEY 1B
Being part of the 4th Quarter Township, Township #1, Range #8, of the US Military District, being part of the Phyllis Grotegeer property recorded in Official Record Volume 1758, Page 473 of said county's deed records, known as Muskingum County Auditor's Parcel Number 17-53-01-08-001;

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

COURSE	BEARING	DISTANCE
B1	S 85°23'20"W	114.98'
B2	N 04°37'10"W	41.48'
B3	S 74°46'30"E	122.24'
C1	S 83°28'05"W	33.05'
C2	S 06°33'20"E	78.36'
E1	S 83°28'05"W	16.95'
E2	N 34°47'55"E	124.26'
E3	S 74°46'30"E	31.84'
E4	S 34°47'55"W	108.54'
E5	S 04°17'05"E	75.37'
E6	S 83°20'15"W	10.00'
E7	N 14°07'35"W	76.00'

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SURVEYOR'S NOTES & REFERENCES:
Muskingum Co. Tax Maps and Orthophotos of the area. 3-D TopoQuads by DeLarme (Ohio). Surveys completed by: Max Graves PLS #5792 of the Doris Wilson property dated 7/15/1992; Robert Pinnick PLS #3810 replacing the center of Township, dated 6/10/1949, and survey property survey referencing said center of Township dated 1952; Railroad plans for the abandoned railroad (Known as the Inter-Urban or the Columbus Newark Zanesville Electric Railway Company)
Note #1 - Approximate Quarter Township Line.
Note #2 - David Andrews OR Vol. 1750, Page 782. This property is currently described to the West Right of Way but may have title to the shown portion of the abandoned railroad right of way.
Note #3 - Surveyed Right of Way by K Cannon PLS #7724 does not match the platted road in width or shape.

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY *K. Buckley* 8-14-2003

SURVEY FOR:
PHYLLIS GROTEGEER
Arrow Point Drive, Zanesville, Ohio 43701

SURVEY DATE: 8/4/2003 DRAWN DATE: 8/6/2003

QTR TWP: #3 & #4 TWP: #1 R: #8 TWP: Falls CO: Muskingum

CHARLES R. HARKNESS
SURVEYING & MAPPING, INC.
768 DRYDEN ROAD
ZANESVILLE, OHIO 43701
PHONE (740) 454-6367

JOB NUMBER: **JOB #1289** DRAWING / SHEET NUMBER: **PLAT #01**

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 property described and does not constitute a warranty of any easements of record, nor of any other matters unless otherwise indicated.

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