

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

Being **part of** Lot #240 of Licking View recorded in Plat Book 5, Page 97 of said county's plat records, further being part of the R & B Lavy property described in Official Record Volume 1558 Page 371 of said county's deed records, known as Muskingum County **Auditor's Parcel Number 17-84-01-46-000**, and more particularly described as follows;

Commencing at an unmarked point in the center of Licking Road (County Road #414) on the common line for Lots #229 and #240 of said Licking View; **THENCE along a curve to the right having, a chord bearing South 78 degrees 58 minutes 00 seconds East 251.23 feet**, a radius of 537.91 feet, and arc length of 253.57 feet, for said road, through said Lot #240, and common line for said Lavy property and for the M & J Draugh property recorded in Official Record Volume 1526, Page 985 to an unmarked corner of the R & B Lavy property recorded in Deed Book Volume 1156, Page 520; **THENCE South 64 degrees 51 minutes 05 seconds East 51.38 feet** continuing along said road, and common line for Lavy and Draughn properties to a corner of said Deed Book Volume 1156, Page 520, and the place of beginning for the property herein intended to be described;

- #1- **THENCE North 27 degrees 16 minutes 45 seconds East 48.23 feet** leaving said road and along a line of said Deed Book Volume 1156, Page 520 to an iron pin (found);
- #2- **THENCE North 54 degrees 49 minutes 35 seconds East 129.34 feet** continuing along said Deed Book Volume 1156, Page 520 to an iron pin (set);
- #3- **THENCE South 71 degrees 41 minutes 55 seconds East 293.57 feet**, through said Lavy property to an iron pin (set);
- #4- **THENCE South 41 degrees 28 minutes 05 seconds West 136.70 feet** continuing through said Lavy property to an iron pin (set);
- #5- **THENCE South 23 degrees 23 minutes 15 seconds East 78.95 feet** continuing through said Lavy property to an iron pin (set);
- #6- **THENCE South 38 degrees 35 minutes 55 seconds West 85.46 feet** continuing through said Lavy property to an unmarked point in the center of said road, passing an iron pin (set) at 63.00 feet;
- #7- **THENCE along a curve to the right having, a chord bearing North 51 degrees 23 minutes 00 seconds West 157.54 feet**, a radius of 1826.91 feet, and arc length of 157.59 feet, for said road and common line for said Lavy and Draughn properties to an unmarked point;
- #8- **THENCE along a curve to the left having, a chord bearing North 55 degrees 20 minutes 45 seconds West 207.83 feet**, a radius of 927.39 feet, and arc length of 208.27 feet, for said road and common line for said Lavy and Draughn properties to the place of beginning, **containing 1.55 acres.**,

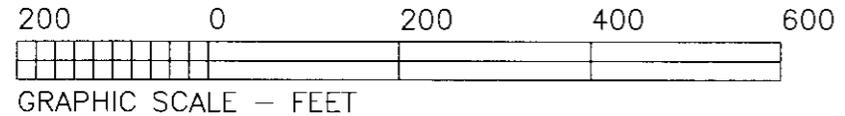
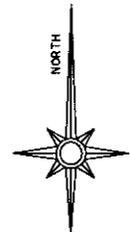
The bearings within this description are based on State Plane Coordinate Grid derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on October 24, 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*  
**OFFICE COPY  
NOT RECORDABLE**  
Charles R. Harkness P.L.S. #6885

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *CHS*  
11-6-2003

ADDRESS N/A SNR



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

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)

COURSE BEARING DISTANCE

- (A) N 18°42'10"E 160.10'  
PASSING PIN SET AT 20.79'  
PASSING MHWL AT 44.00'
- (B) N 54°49'40"E 46.91'
- (C) S 68°28'00"E 198.46'
- (D) N 41°34'30"E 130.91'  
PASSING PIN FOUND AT 69.18'
- (E) N 46°38'50"E 207.84'  
PASSING PIN FOUND AT 54.37'

COURSE BEARING DISTANCE

- (T1) CURVE RT - CHORD BEARING  
S 78°58'00"E 251.23'  
RAD=537.91' ARC=253.57'
- (T2) S 64°51'05"E 51.38'
- (1) N 27°16'45"E 48.23'
- (2) N 54°49'35"E 129.34'
- (3) S 71°41'55"E 293.57'
- (4) S 41°28'05"W 136.70'
- (5) S 23°23'15"E 78.95'
- (6) S 38°35'55"W 85.46'  
PASSING PIN SET AT 63.00'
- (7) CURVE RT - CHORD BEARING  
N 51°23'00"W 157.54'  
RAD=1826.91' ARC=157.59'
- (8) CURVE LT - CHORD BEARING  
N 55°20'45"W 207.83'  
RAD=927.39' ARC=208.27'

SURVEYOR'S NOTES & REFERENCES NOT LISTED:

Muskingum County Tax Maps and Orthophotos of the area, 3-D TopoQuads by DeLorme (Ohio), Val Maps of the B & O Railroad, Survey of Lot #234 completed by Peter L. Dinan in January 1997, Survey of the Draughn property completed September 21, 1983 (by J Marshall). Deed References Book Volume and Page (350-492), (779-207), (827-127).

Note #1 (RIVER)-Licking View as platted includes portions of the Licking River.

Note #2- The right of way for the Southern Ohio Public Service Company Railroad crossing Lot #240 is described in Deed Book Volume 350, Page 492.

Note #3- No right of way width was found for Licking Road. A width of 15 foot on each side would result in 0.23 acres of RW within the 1.55 acre parcel.

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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 intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY *[Signature]*

11-6-2003

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

Bob Lavy Licking Road, Zanesville, Ohio 43701	
SURVEY DATE: 10/24/2003	DRAWN DATE: 11/04/2003
LOT:#240 TWP: R: TWP:Falls CO:Muskingum STATE:Ohio	
CHARLES R. HARKNESS SURVEYING & MAPPING, INC. 768 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE (740) 454-6367	
JOB NUMBER JOB #1315	DRAWING / SHEET NUMBER Plat #03

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