

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 V & R Lavy property described in deed reference Deed Book Volume 1026 Page 98 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 in the center of Licking Road (County Road #414) on the common line for Lots #230 and #234 of said Licking View; **thence N 69 29 00 E 199.57 feet** along the common line for Lot #234 on the North and Lots #230 and #229 on the South to a common corner for said Lots #229 & #234 located within the banks of the Licking River, passing an iron pin (found) at 35.00 feet; **thence S 56 01 00 E 67.78 feet** along a line of said Lot #229 and within said river to a corner of said Lot #229; **thence N 78 40 00 E 330.79 feet** continuing along a line of said Lot #229 and within said river to the common corner for said Lots #229 & #240; **thence N 78 40 00 E 322.86 feet** along a line of said Lot #240 and continuing within said river to the place of beginning for the property herein intended to be described;

- #1- **thence N 78 40 00 E 296.74 feet** continuing along a line of said Lot #240 and within said river to a corner for said Lot #240;
- #2- **thence S 70 12 00 E 117.78 feet** continuing along a line of said Lot #240 and within said river to a corner of said Lot #240;
- #3- **thence S 14 23 10 W 167.97 feet** into said Lot #240, through said Lavy property, and leaving said river to the mean high water line (permanent vegetation line);
- #4- **thence S 44 00 20 W 130.91 feet** continuing through said Lot #240 and through said Lavy property to an iron pin (set) passing an iron pin (set) at 61.73 feet;
- #5- **thence N 66 02 10 W 198.46 feet** continuing through said Lot #240, and through said Lavy property to an iron pin (set);
- #6- **thence S 57 15 30 W 176.25 feet** continuing through said Lot #240, and through said Lavy property to an iron pin (set);
- #7 **thence S 29 42 40 W 48.23 feet** continuing through said Lot #240, and through said Lavy property to the center of said Licking Road, also being a line of the M & J Draughn property recorded in deed reference Deed Book Volume 1082, Page 380;
- #8- **thence N 62 25 10 W 51.38 feet** continuing through said Lot and along said road and Draughn property;
- #9- **thence N 49 04 30 E 207.84 feet** leaving said road, continuing through said Lot #240 and through said Lavy property to an iron pin (set) passing an iron pin (set) at 54.37 feet;
- #10- **thence N 11 20 00 W 137.82 feet** continuing through said Lot #240 and through said Lavy property to the place of beginning, passing the mean high water line at 52.62 feet, **containing 2.03 acres**, of which 0.99 acres is within the banks of the Licking River.

The bearings within the description are based on the South line of Lot #234 of Licking View as recorded in Plat Book 5, Page 97. Bearings are shown in a format of Degrees, Minutes, and Seconds. 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 20, 1999, 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.

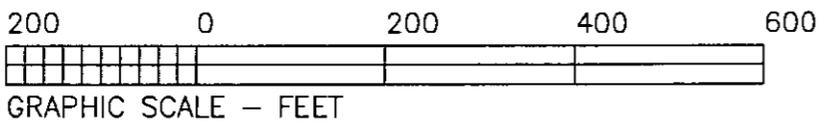
Office Copy
**OFFICE COPY
 NOT RECORDABLE**
 Charles R. Harkness PLS #6885

DESCRIPTION APPROVED
 FOR AUDITOR'S TRANSFER
 BY: *[Signature]*
 5-24-99

11-84-01-46-001
2735 LICKING RD



The bearings on this plat are based on the South line of Lot #234 of Licking View as recorded in Plat Book 5, Page 97.



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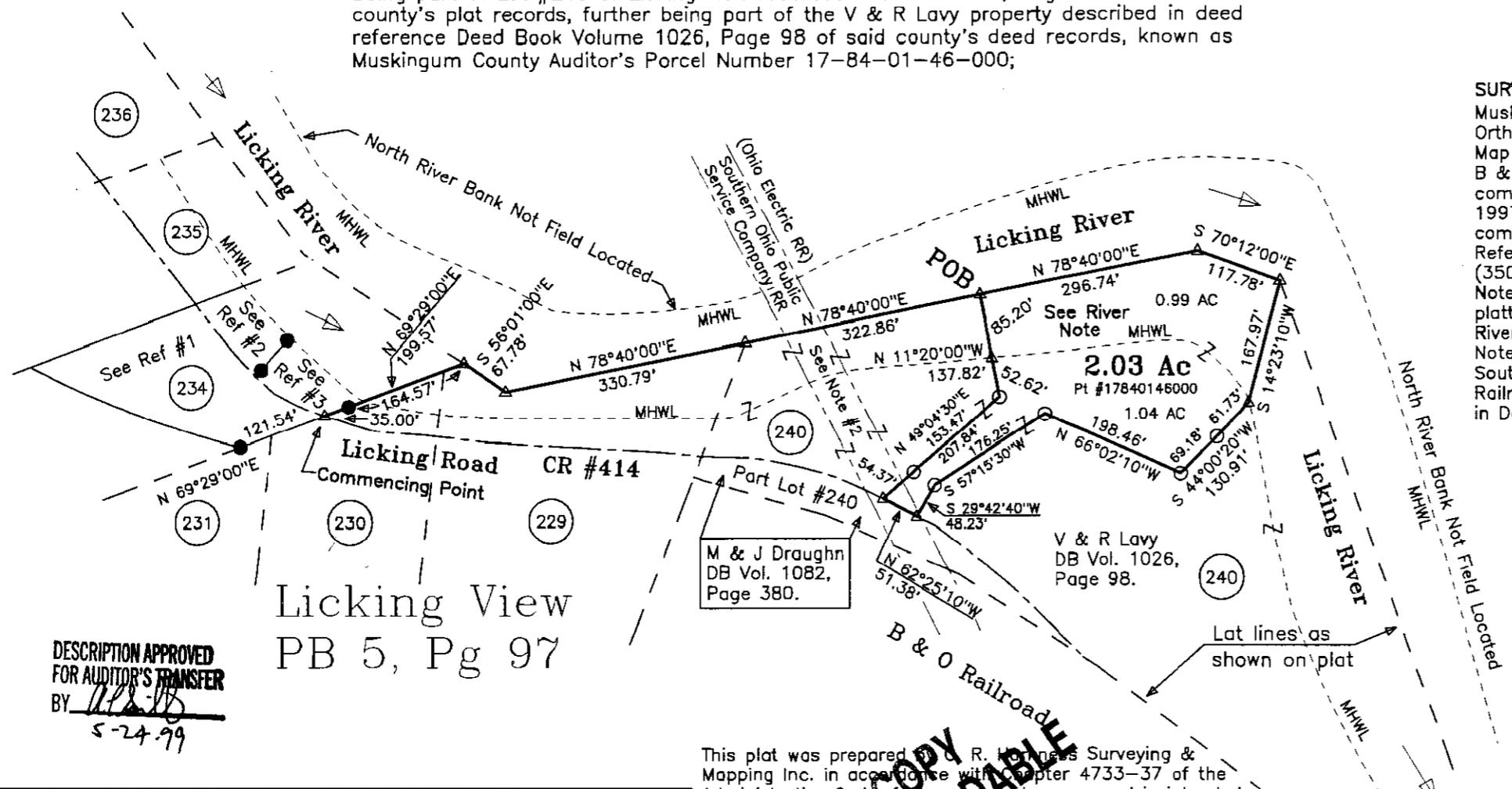
Being part of Lot #240 of Licking View recorded in Plat Book 5, Page 97 of said county's plat records, further being part of the V & R Lavy property described in deed reference Deed Book Volume 1026, Page 98 of said county's deed records, known as Muskingum County Auditor's Parcel Number 17-84-01-46-000;

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (CRH PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- MHWL MEAN HIGH WATER LINE

SURVEYOR'S NOTES & REFERENCES:
Muskingum County Tax Maps and Orthophotos of the area, USGS Topo Map (Zanesville West), 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. 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.

- PLAT REFERENCES:**
- (R1) Thomas Hecker DB Vol. 1137, Pg 246.
 - (R2) P Collins DB Vol. 1134, Pg 153.
 - (R3) P Collins DB Vol. 1134, Pg 153.



DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY *[Signature]* 5-24-99

Licking View PB 5, Pg 97

M & J Draughn DB Vol. 1082, Page 380.

V & R Lavy DB Vol. 1026, Page 98.

This plat was prepared by R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey and is intended to be used for the legal transfer of the property shown and does not intend to show all or any easements of record or encroachments unless otherwise indicated.

Charles R. Harkness PLS #6885

SURVEY FOR:		HARKNESS SURVEYING & MAPPING, INC. 768 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE/FAX (740) 454-6367	
Bob Lavy Licking Road, Zanesville, Ohio 43701			
SURVEYED: 5/20/1999	DRAWN: 5/20/1999	JOB: #953	DRAWING: Plat #01
SECTION: Lot #240 TWP: RANGE: TWP: Falls COUNTY: Muskingum OHIO			

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