

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

Being part of Quarter Townships 2 and 3, Township 1, Range 7, of the US Military District, further **being all of** the Helen L O'Neil property recorded in Deed Book Volume 525, Page 226 and **part of** the Helen L O'Neil property recorded in Official Record Volume 2307, Page 194 of said county's deed records, further **being all of** Muskingum County Auditor's **Parcel Number 17-40-02-12-000** and **part of Parcel Number 17-63-01-03-000**, and more particularly described as follows;

Commencing at the common Southern corner of Lots 19 and 20 of Upper Highland as recorded in Plat Book 8, Page 1, further being on the North line of Venture Drive;

- TIE-1 THENCE North 80 degrees 08 minutes 40 seconds East 190.51 feet** along and extending the North line of Venture Drive to an unmarked point on the East line of East Highland Drive;
- TIE-2 THENCE South 09 degrees 39 minutes 40 seconds East 178.28 feet** along the East line of East Highland Drive to the unmarked common corner for the Angele C Mansor property recorded in Deed Book Volume 1157, Page 976 and for the Harold Palmer property recorded in Official Record Volume 2298, Page 464;
- TIE-3 THENCE South 60 degrees 30 minutes 20 seconds East 387.16 feet** leaving said Drive and along the common line for said Mansor and Palmer properties to an unmarked corner of the Andrea Dawn Patterson property recorded in Official Record Volume 1775, Page 393;
- TIE-4 THENCE South 60 degrees 33 minutes 30 seconds East 420.23 feet** along the common line for said Palmer and Patterson properties to an axle (found) at the place of beginning for the property herein intended to be described, also being a common corner for said Palmer and Patterson properties, also for said Helen L O'Neil property recorded in Deed Book 525, Page 226, and for the Sara E Norris property recorded in Official Record Volume 2377, Page 754;
- #1- THENCE South 66 degrees 28 minutes 50 seconds East 218.03 feet** along a common line of said O'Neil and Patterson properties, to an iron pin (found);
- #2- THENCE South 88 degrees 57 minutes 50 seconds East 180.25 feet** continuing along said properties to an iron pipe (found);
- #3- THENCE South 55 degrees 31 minutes 40 seconds East 324.04 feet** continuing along said properties, also along the William N Mortimer and Marsha R Mortimer property recorded in Official Record Volume 1533, Page 612 to an iron pipe (found) on the Northwestern right of way of the W & L E Railroad, passing an unmarked common corner for said Patterson and Mortimer properties at 211.72 feet, the center line of Linden Avenue at 233.37 feet, an iron pipe (found) at 251.87 feet;
- #4- THENCE South 36 degrees 54 minutes 30 seconds West 200.50 feet** along the common line for said O'Neil and Railroad properties and crossing into Quarter Township 3 to an unmarked common corner of said O'Neil properties;
- #5- THENCE South 36 degrees 54 minutes 10 seconds West 36.70 feet** continuing along said O'Neil and Railroad properties to an iron pin (set);
- #6- THENCE North 55 degrees 34 minutes 10 seconds West 313.68 feet** leaving said railroad and crossing said O'Neil property, and crossing into said Quarter Township 2, to an iron pin (set) on a line of said Norris property, passing the centerline of Linden Avenue at 100.19 feet and iron pin (set) at 125.19 feet;
- #7- THENCE North 34 degrees 25 minutes 50 seconds East 37.50 feet** along the common line for said O'Neil and Norris properties to an iron pipe (found);
- #8- THENCE North 46 degrees 20 minutes 40 seconds West 369.47 feet** continuing along said O'Neil and Norris properties to the place of beginning, containing 0.27 acres **being part of Parcel Number 17-63-01-03-000** and 2.13 acres **being all of Parcel Number 17-40-02-12-000** for a **total of 2.40 acres**, of which 0.22 acres are within the right of way for Linden Avenue.

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 November 19, 2012 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, unless otherwise indicated.

**OFFICE COPY**  
*Charles R. Harkness*  
**NOT RECORDED**



**DESCRIPTION  
 APPROVED**

By: *[Signature]* 12/17/2012

Upper Highland  
PB 8, Page 1.

Venture Drive

Lot 20

Lot 19

Lot 45

Upper Highland No 2  
PB 8, Page 1A.

Commencing

Lot 46

E Highland Drive

Angele C Mansor  
DB Vol. 1157,  
Page 976.

### LEGEND

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



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

Andrea Dawn Patterson  
OR Vol. 1775, Page 393.

Mary F Allton  
DB Vol. 1080, Page 203.

William N Mortimer &  
Marsha R Mortimer  
OR Vol. 1533, Page 612.

Harold J Palmer  
OR Vol. 2298,  
Page 464.

Sara E Norris  
OR Vol. 2377,  
Page 754.

Helen O'Neil  
OR Vol. 2307,  
Page 194.  
#17-63-01-04-000

John D Parker &  
Rhonda M Parker  
DB Vol. 1110, Page 59.

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

Being part of Quarter Townships 2 and 3, Township 1, Range 7, of the US Military District, further being all of the Helen L O'Neil property recorded in Deed Book Volume 525, Page 226 and part of the Helen L O'Neil property recorded in Official Record Volume 2307, Page 194 of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 17-40-02-12-000 (2.13 Acres) and part of Parcel Number 17-63-01-03-000 (0.27 Acres):

#### SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Survey completed by Charles R Harkness PLS #6885 (Job 736, dated Aug 1996)

**Note #1-** Right of way for Linden Ave is listed as 40 feet and occupies 0.22 acres of the surveyed parcel.

**Note #2-** Monuments in the area appear to be affected by surface movement along the slope of a hill and road embankment.

**Note #3-** Quarter Township line shown for graphical purposes only plotted from deeds and USGS Topo Map.

**Note #4-** Portion of O'Neil property currently or previously used by adjoining property owner Patterson.

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 all or any easements of record, unless otherwise indicated.

*Charles R. Harkness*  
Charles R. Harkness PLS #6885



Qtr Twp 2

Qtr Twp 3

Aproximate Quarter Twp Line

POB

Total 2.40 Acres

W & L E Railroad

Linden Avenue

Linden Avenue

S 09°39'40" E  
178.28'

S 60°30'20" E  
387.16'

S 60°33'30" E  
420.23'

S 66°28'50" E 218.03'

N 46°20'40" W 369.47'

N 34°25'50" E 37.50'

N 34°25'50" E 112.50'

N 55°34'10" W 190.01'

N 55°34'10" W 313.68'

S 36°54'10" W 112.60'

S 36°54'10" W 36.70'

S 36°54'30" W 200.50'

N 41°33'00" E 20.11'

N 26°20'10" W 54.34'

N 55°30'30" W 187.92'

S 55°31'40" E 211.72'

S 55°31'40" E 324.04'

N 55°34'10" W 235.00'

N 55°34'10" W 100.19'

S 36°54'10" W 93.92'

S 36°54'10" W 308.82'

S 36°54'10" W 24.89'

S 36°54'10" W 308.82'

S 36°54'10" W 93.92'

S 36°54'10" W 308.82'

S 36°54'10" W 93.92'