

DESCRIPTION OF SURVEY FOR JAMES RICHARDS

JOB#1084

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

Being part of the Southwest Quarter, of the Southwest Quarter, of Section #18, Township #12, Range #12, of the Congress Lands East of the Scioto River, **being all of the J & R Richards property described in deed reference Deed Book Volume 732, Page 236 of said county's deed records, known as Muskingum County Auditor's Parcel Number 20-60-18-09-000**, and more particularly described as follows;

Beginning at an iron pin (found) at the center of said Southwest Quarter of Section #18;

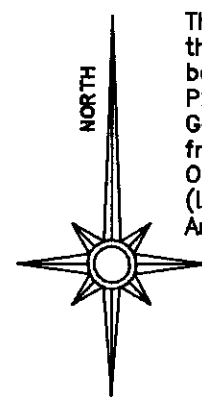
- #1- **THENCE South 02 degrees 59 minutes 00 seconds West 1191.65 feet** along the common line for the Southeast and Southwest Quarters of the Southwest Quarter of Section #18 to an iron pin (set) at the Northeast corner of a 46.89 rods exception from said Richards property, also being the center line of a road as existed in 1869, passing the center line of Back Run Road (Township Road #140) at 1106.61 feet;
- #2- **THENCE South 58 degrees 49 minutes 30 seconds West 239.26 feet** into said Southwest Quarter and along the Northwest line of said 46.89 rods exception and old road to an iron pin (set) on the common line for Section #18 and for Section #19 of same Township and Range;
- #3- **THENCE North 87 degrees 41 minutes 30 seconds West 269.23 feet** along the common line for said Sections #18 & #19 to an iron pin (set) at the common Southern corner for said Richards property and for the S Osborn property recorded in deed reference Deed Book Volume 1150, Page 369;
- #4- **THENCE North 00 degrees 27 minutes 20 seconds East 1324.25 feet** into said Southwest Quarter of the Southwest Quarter of Section #18, and along the common line for said Richards and Osborn properties to the common line for the Southwest and Northwest Quarters of the Southwest Quarter of Section #18, passing the center line of Back Run Road at 54.76 feet, and an iron pin (found) at 1323.87 feet;
- #5- **THENCE South 87 degrees 41 minutes 30 seconds East 525.63 feet** along said Quarter-Quarter line to the place of beginning, **containing 14.78 acres.**

The bearings within this description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

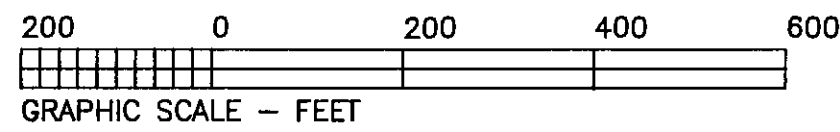
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on April 25, 2001, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

OFFICE COPY
~~**NOT RECORDABLE**~~
 Charles R. Harkness P.L.S. #6885

RECEIVED
 FOR RECORDING
 BY *MLB*
 5-7-2001



The bearings on this plat are based on State Plane Coordinate Grid as derived from a Solar Observation (Local Hour Angle Method).



LEGEND

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

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

Being part of the Southwest Quarter, of the Southwest Quarter, of Section #18, Township #12, Range #12, of the Congress Lands East of the Scioto River, being all of the J & R Richards property described in deed reference Deed Book Volume 732, Page 236 of said county's deed records, known as Muskingum County Auditor's Parcel Number 20-60-18-09-000;

SEC
#18

SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps and Orthophotos of the area. Township Plats 1890. Original Field Notes and Plats compiled from the Original Field Notes for the Congress Lands East of the Scioto River Twp #12 Range #12, Twp #10 Range #13, Twp #11 Range #13. 3-D TopoQuads by DeLorme (Ohio). USGS Topo Map of Muskingum County compiled 1912. Previous Surveys completed by Roger W. Claus PLS #6456 of the Bruner Land Co. Property, Deed Records (Vol-Page), (35-15), (140-458), (67-523), (72-445), (73-77), (154-485), (290-343), (338-60), (361-95), (381-361), (436-26), (474-526), (495-510), (528-1091).

Note #1- (Exception Parcel One) 46.89 Rods Exception from the Richards property currently shown by the County Auditor's Office as Parcel #20-60-18-11-000 owned by Pearl Ziegler (1/2 interest DB 1046- Pg 45) and by J Harris (1/2 interest OR 1520- Pg 580). This same parcel is also recorded in the deed reference for the D Lambert property (DB 694- Pg 120).

Note #2- (Exception Parcel Two) Back Run School Lot Exception from the Richards property currently shown by the County Auditor's Office as Parcel #20-60-18-10-000. No portion of this property was found to be within the original 15 acre parcel described in (DB 732- Pg 236). The exception was created by deed reference (DB 35- Pg 15) surveyed 12/7/1855 prior to the division of the SW Qtr of the SW Qtr of Section #18 on 8/16/1869. Lines shown are based on a plat recorded (DB 35- Pg 16).

Note #3- Survey completed by Richard L. Daniels PLS #5410 on June 10, 1985 for Annabel Hildebrand. This survey does not coincide with previous deed calls, recorded survey plat nor completely matches longtime occupation lines. Additional survey monuments unsubstantiated by a recorded survey, were found which do not coincide with previous deed calls, nor with the Daniels survey.

Note #4- (2 acre exception) An exception recorded in the Osborn deed and prior references. Currently shown by the County Auditor's Office as Parcel #20-60-18-08-000 owned by Pearl Ziegler (1/2 interest DB 1046- Pg 45) and by J Harris (1/2 interest OR 1520- Pg 580).

Note #5- (2 acre exception) Referenced to as the Stephen Harrop property in (DB 290- Pg 343) and other deeds of the area. Currently shown by the County Auditor's Office as Parcel #20-60-19-05-001 owned by Pearl Ziegler (1/2 interest DB 1046- Pg 45) and by J Harris (1/2 interest OR 1520- Pg 580).

Note #6- Center line of existing gravel drive used as access by the D Lambert property. This drive was created to provide access to an old school location at the time of the road re-location as determined from deed, record, and parole evidence.

Note #7- The West line of the East 15 acres of the SW Qtr of the SW Qtr was established by holding a survey monument found near the NW corner and creating a best fit line along points located within the ancient fence line described in adjoining prior deed reference (DB 67- Pg 523). The resulting acreage was 15.08 acres to the East (prior to exceptions) and approximately 25.7 acres (prior to exceptions) to the West.

Note #8- Common Section line was established using the stone (found) at the common Quarter Section corner and the North line of the South Half of the SW Qtr of Section #18. This line is in agreement with numerous deed, survey, and longtime occupation.

Note #9- Creeks were not surveyed, and are shown for graphical information only. They were taken from Photo and Topo Maps.

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 47 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.

Charles R. Harkness PLS #6885

OFFICE COPY
NOT RECORDABLE

5-7-2001

SE QTR
SEC #18

NE QTR
SEC #19

SURVEY FOR :		
James Richards Bank Run Road		
SECTION: #18	TOWNSHIP: #12	RANGE: #12
TWP: Harrison	COUNTY: Muskingum	STATE OF OHIO
Survey Date: 4/25/2001	Drw date 4/27/2001 By: CRH	
G. R. HARKNESS SURVEYING & MAPPING INC. 768 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE & FAX (740) 454-6367		
Job Number: #1084	Drawing/Sheet No. Plat #01	

