

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

Being all of Lot #43 and Part of Lot #44, and Part of Out Lot #4 of the Plat of Mt Sterling recorded in Deed Book Volume "K", Page 726, further being part of the Charles Bugglin property described in deed reference Deed Book Volume 618, Page 155 of said county's deed records, Muskingum County **Auditor's Parcel Numbers** for said lots are **25-48-02-01-000 (Out Lot #4)**, **25-48-02-05-000 (Lot #43)**, and **25-48-02-04-000 (Lot #44)**, and more particularly described as follows;

Beginning at an iron pin (set) at the Northwest corner of said Out Lot #4, also being on the West line of said Mt Sterling;

- #1- **THENCE North 87 degrees 23 minutes 00 seconds East 119.29 feet** along the North line of said Out Lot #4 to an iron pin (set) at the common Southern corner for Lots #42 & #43 of said Mt Sterling;
- #2- **THENCE North 02 degrees 37 minutes 00 seconds West 132.00 feet** along the common line for said Lots #42 & #43 to an iron pin (set) on the South line of South Street;
- #3- **THENCE North 87 degrees 23 minutes 00 seconds East 126.46 feet** along the South line of South Street and North line of said Lots #43 & #44 to an iron pin (set) on the West side of a 20 foot wide easement to be granted along with the property herein intended to be described;
- #4- **THENCE South 17 degrees 09 minutes 20 seconds West 28.20 feet** into said Lot #44 and along the West line of said easement to an iron pin (set);
- #5- **THENCE South 01 degrees 04 minutes 10 seconds East 64.54 feet** continuing through said Lot #44 and along the West line of said easement to an iron pin (set);
- #6- **THENCE South 04 degrees 53 minutes 40 seconds East 40.98 feet** continuing through said Lot #44 and along the West line of said easement to an iron pin (set) on the common line for said Lot #44 and Out Lot #4;
- #7- **THENCE South 10 degrees 14 minutes 30 seconds West 61.59 feet** into said Out Lot #4 and along the West line of said easement to an iron pin (set);
- #8- **THENCE South 25 degrees 05 minutes 00 seconds West 58.51 feet** continuing through said Out Lot #4 and along the West line of said easement to an iron pin (set);
- #9- **THENCE South 87 degrees 23 minutes 00 seconds West 211.10 feet** continuing through said Out Lot #4 to an iron pin (set) on the West line of said Out Lot 4 and said Mt Sterling;
- #10- **THENCE North 05 degrees 28 minutes 30 seconds East 112.98 feet** along the West line of said Out Lot #4 and said Mt Sterling to the place of beginning, **containing 0.94 acres.**

ALSO A NON EXCLUSIVE EASEMENT

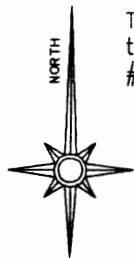
Also a non exclusive ingress and egress easement 20 feet wide running along and East of the East lines of the above described 0.94 acre parcel running from the South line of South Street to the South line of the above described 0.94 acre parcel.;

The bearings within this description are based on a survey of the S Parr Sr property completed by Michael D. Nichols PLS #6923 dated 12/7/1995. 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 June 13, 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.

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NOT RECORDABLE
Charles R. Harkness PLS #6885

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
6-19-2001



The bearings within this description are based on a survey of the S Parr Sr property completed by Michael D. Nichols PLS #6923 dated 12/7/1995.

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SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps and Orthophotos of the area. Right of way plans for US Route #40. Plat Book "A-0", Page 162.

All other references are shown or listed.

Note #1— Numerous apparent lots corners were found near corners of lots shown. No consistent pattern could be applied to the monuments. Only the monuments shown on the plat were used.

Note #2— As surveyed Out Lot #4 and lots along the West line of the Addition are larger then shown on the plat.

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.

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SURVEY FOR:

Charles Bugglin
Mt Sterling, Ohio

SURVEY DATE: 6/13/2001

DRAWN DATE: 3/15/2001

Lots 43, 44, & OL4 TWP: R: TWP:Hopewell CO:Muskingum

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

JOB NUMBER

JOB #1058

DRAWING / SHEET NUMBER

Plat #01

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

6-19-2001

Hopewell National Road (CR #415)

Plat of Mt Sterling
DB "K", Page 726

South

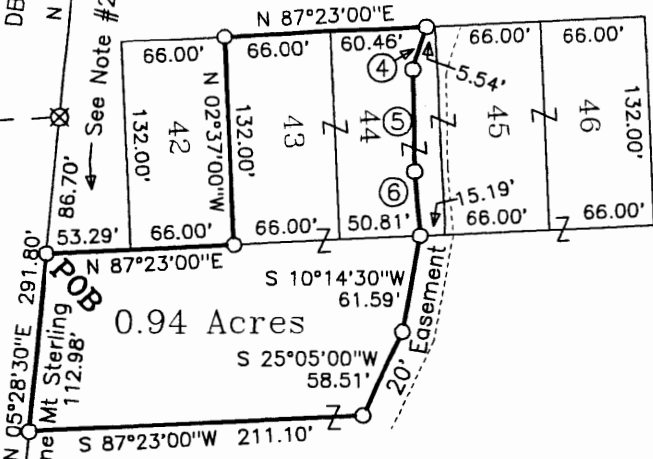
Flint Ridge Road (Twp Rd #1258)

J Edwards
DB Vol. 1115, Page 187.

L Graves
DB Vol. 957, Page 3.

C Shaffer
DB Vol. 846, Page 337.

Qtr Twp #3
Sec #23



Out Lot #4

Charles Bugglin
DB Vol. 618, Page 155.
Par #25-48-02-01-000

CALL TABLE		
COURSE	BEARING	DISTANCE
4	S 17°09'20"W	28.20'
5	S 01°04'10"E	64.54'
6	S 04°53'40"E	40.98'

