

29-30-15-11-001

DESCRIPTION OF SURVEY FOR ROBERT & MARY TIPTON

JOB#2052

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

Being part of the Southwest Quarter, Section 15, Township 3, Range 9, of the US Military District, further **being part of** the Larry Lee McKee as Trustee property recorded in Deed Book Volume 889, Page 178 of said county's deed records, further **being part of** Muskingum County Auditor's **Parcel Number 29-30-15-11-000**, further being **CLAIMED BY ADVERSE POSSESSION** by Robert A Tipton and Mary E Tipton, and more particularly described as follows;

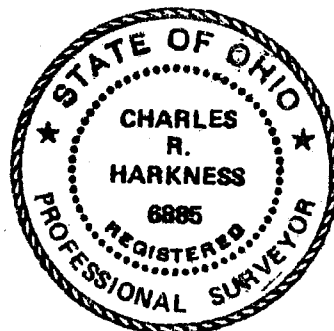
Beginning at a wood post (found) with pipe embedded in top at the common corner for the Northwest and Southwest Quarters of said Section 15, further being on the common line for Muskingum and Licking Countys;

- #1- **THENCE South 88 degrees 32 minutes 56 seconds East 499.32 feet** into Jackson Township of Muskingum County and along the common line for said Quarter Sections, to an unmarked point in the centerline of Cannon Road (Township Road 316), passing an iron pin (found) at 456.34 feet;
- #2- **THENCE South 61 degrees 30 minutes 43 seconds East 77.05 feet** into said Southwest Quarter, and along said road to an unmarked point;
- #3- **THENCE South 59 degrees 23 minutes 43 seconds East 220.00 feet** continuing along said road to an unmarked point;
- #4- **THENCE South 55 degrees 55 minutes 43 seconds East 145.00 feet** continuing along said road to an unmarked point;
- #5- **THENCE South 51 degrees 00 minutes 25 seconds East 73.44 feet** continuing along said road to an unmarked common corner for the Kenneth R Adkins and Carolyn A Adkins property recorded in Deed Book Volume 972, Page 71 and for the Randall E Adkins and Teresa Adkins property recorded in Deed Book Volume 1092, Page 47, from which an iron pipe (found) for reference bears South 25 degrees 56 minutes 19 seconds West 21.75 feet;
- #6- **THENCE North 72 degrees 40 minutes 01 seconds West 248.66 feet** leaving said road and along the North line of said K and C Adkins property to an iron pin (set) at a common corner for said K & C Adkins property and for the Robert A Tipton and Mary E Tipton property recorded in Deed Book Volume 752, Page 290;
- #7- **THENCE North 72 degrees 51 minutes 10 seconds West 728.43 feet** along the North line of said Tipton property to the place of beginning **containing 1.60 acres**, of which 0.23 acres are within the right of way of Cannon Road (Township Road 316).

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).

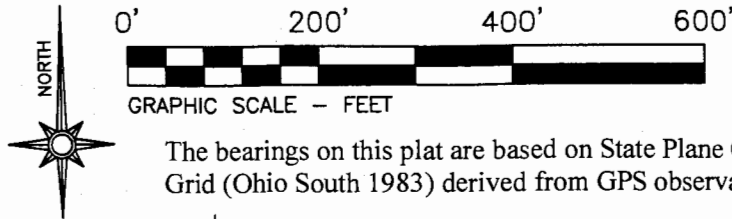
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on April 23, 2013 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.

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



DESCRIPTION
APPROVED
By: *[Signature]* 4/23/2013

29-30-15-11-001A



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

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)
- ⊙ POST WOOD (Pipe in Top)

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

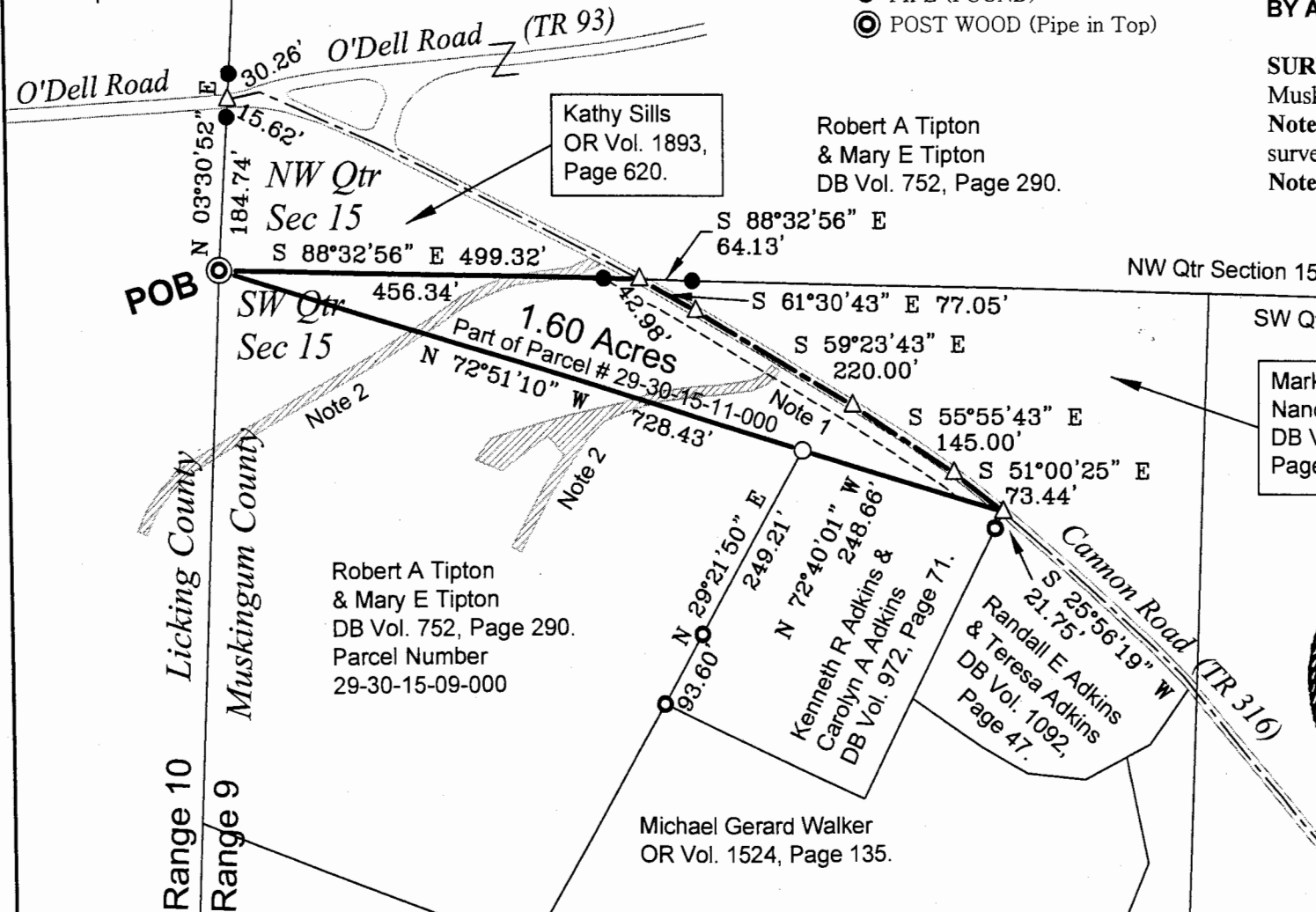
Being part of the Southwest Quarter, Section 15, Township 3, Range 9, of the US Military District, further being **part of** the Larry Lee McKee as Trustee property recorded in Deed Book Volume 889, Page 178 of said county's deed records, further **being part of** Muskingum County Auditor's Parcel Number 29-30-15-11-000, further being **CLAIMED BY ADVERSE POSSESSION** by Robert A Tipton and Mary E Tipton:

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area.

Note #1- Right of way for Cannon Road is listed as 40 feet and occupies 0.23 acres of the surveyed parcel.

Note #2- Driveway used and control claimed by Tipton.



DESCRIPTION APPROVED

By: *[Signature]* 9/26/13



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 easments of record unless otherwise indicated.

OFFICE COPY NOT RECORDABLE

Charles R. Harkness PLS #6885

<p>SURVEY FOR:</p> <p>Robert A Tipton & Mary E Tipton</p>		<p>HARKNESS SURVEYING & MAPPING, INC.</p> <p>8205 OLD TOWN ROAD</p> <p>ROSEVILLE, OHIO 43777</p> <p>PHONE/FAX (740) 849-0122</p>
<p>SURVEYED: 04/23/13 DRAWN: 04/24/13</p>	<p>JOB NUMBER</p> <p>Job#2052</p>	<p>DRAWING / SHEET #</p> <p>Plat #01</p>