

LEGAL DESCRIPTION

Situated in Jackson Township, Muskingum County, State of Ohio and being a part of Section 17, Third Quarter, Township 3 North, Range 9 West, United States Military Lands, also being Parcel No. 29-40-17-15-000 as conveyed to John H. O'Flaherty or Darlene M. O'Flaherty, Trustees or their Successor(s) as Trustees of The O'Flaherty Family Trust in Vol. 1134, Pg. 170 and Vol. 2638, Pg. 882, Muskingum County Deed Records, more fully described as follows:

Beginning at a found stone marking the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 17;

thence S 89° 46' 56" E 664.09 feet to a point marked by a found 2 inch pipe;

thence S 2° 52' 44" W 1271.21 feet to a point on the center line of Cannon Road (Twp. Rd. 316), passing a set iron pin at 1241.21 feet;

thence N 58° 31' 50" W along the center line of Cannon Road, 47.00 feet to a point;

thence N 77° 14' 58" W along the center line of Cannon Road, 218.54 feet to a point marking the Southeast corner of Parcel No. 20-40-17-16-000 of subject title lands;

thence N 6° 11' 09" W along the Easterly line of said Parcel No. 29-40-17-16-000 295.96 feet to a point marked by a set iron pin, passing a set iron pin at 19.00 feet;

thence S 89° 44' 00" W along the Northerly line of said Parcel No. 29-40-17-16-000 306.72 feet to a point marked by a found, bent ½ inch pipe on the Section 16, Section 17 line;

thence N 0° 31' 51" W 906.59 feet along the Section line to the Point of Beginning.

Containing 15.2970 acres, more or less.

Subject to all valid and existing building and other restrictions and conditions of record, to all valid and existing zoning laws, ordinances and resolutions, to all valid and existing easements of record.

Iron pins set are $\frac{5}{8}$ inch x 30 inch rebar with plastic I.D. caps marked KCV 4508.

Bearings are assumed and are used to denote angles only.

Auditors Parcel No. 29-40-17-15-000 - All

I, Kenneth C. Varner hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in February, 2016.

OFFICE COPY
Kenneth C. Varner
NOT RECORDABLE
3/1/16

Kenneth C. Varner P.L.S.
Reg. Surveyor No. 4508

DESCRIPTION
APPROVED
By: *[Signature]* 3/3/2016



Plat of Survey for Darlene O'Flaherty
Jackson Twp. - Muskingum Co. - Ohio
Section 17 - Third Qtr. - T3N-R9W-USML

☐ = Stone Found ● = Iron Pin or Pipe Found
⊙ = Iron Pin Set - 5/8" X 30" rebar - Plastic Cap KCV4508

Scale 1 inch = 200 feet



Bearings are assumed and are
used to denote angles only
Not in Flood Plain

I hereby certify that this Plat represents a true
and correct survey and all measurements were
made in accordance with Chap. 4733-37 of the
Ohio Adm. Code.

Kenneth C. Varner
3/1/16
**OFFICE COPY
NOT RECORDABLE**



POB

Northwest Corner
Southwest Quarter
Northwest Quarter
Section 17

Helene A. Randall
1578/0646

Christopher S. & Tina M. Roberts
1875/824
S 89° 46' 56" E 664.09'

Fd. 2" iron pipe

John H. or Darlene M.
O'Flaherty, Trustees
1134/170 - 2638/882
29401715-000
15.2970 Acres

Jeffrey L. Hetrick
2508/360

Sec. 16
N 0° 31' 51" W 906.59' Sec. 17

Fd. Bent 1/2" pipe
S 89° 44' 00" W
306.72'

29401716-000

N 6° 11' 09" W
295.96' Tot.

N 58° 31' 50" W
190.47' 00'

N 77° 14' 58" W
218.54'

Clarence E.
Hartman
1007/181

Donald F. O'Flaherty
1087/220

30.00'

Cannon Rd.
TR 316

DESCRIPTION
APPROVED
By: *[Signature]* 2/3/16