

DESCRIPTION OF SURVEY FOR ROLLAND VARNER

JOB#1262-2

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

Being part of Lot #120 of Oakwood North II recorded in Plat Book 12, Page 51 **being part of** the Rolland & Janet Varner properly recorded in Deed Book Volume 899, Page 62 of said county's deed records, known as Muskingum County Auditor's **Parcel Number 44-50-03-34-000** and more particularly described as follows:

Beginning at an iron pipe (found) at the common Eastern corner for Lots # 116 and #120 of said Oakwood North II, also being a common corner for Lot #136 of Oakwood North III recorded in Plat Book 14, Page 72;

- #1- **THENCE South 83 degrees 30 minutes 30 seconds West 20.97 feet** along the common line for said Lots #116 and #120 to an unmarked point, from which an iron pipe (found) at the common Western corner for said Lots #116 and #120 bears for reference South 83 degrees 30 minutes 30 seconds West 128.46 feet;
- #2- **THENCE North 43 degrees 14 minutes 35 seconds East 23.50 feet** crossing said Lot #120 to an iron pipe (found) on the East line of said Lot #120 at a common corner for Lots #135 & #136 of said Oakwood North III;
- #3- **THENCE South 17 degrees 47 minutes 50 seconds East 15.49 feet** along a common line for said Oakwood North II and Oakwood North III to the place of beginning, **containing 0.004 acres.**

The bearings within this description are based on the West line of Lot #116 as shown on Oakwood North II, Plat Book 12, Page 51. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

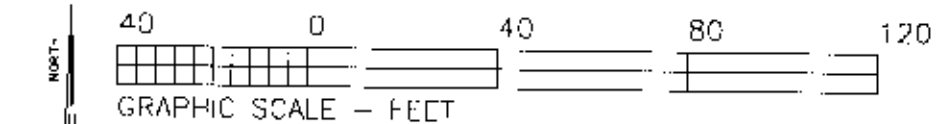
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on May 31, 2003, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY APL

7-2-2003

44-50-03-34-001  
10/4



The bearings on this plat are based on the West line of Lot #116 as shown on Oakwood North 2 PB 12, PG 51.

Roland & Janet Varner  
DB Vol. 899, Page 62.  
Auditor's Parcel Number  
44-50-03-34-000

Lot #120

Approximate Location  
Of Storm Drain

Small  
Shed

Lot #135

Oakwood North 3  
PB 14, PG 72.

0.004 Ac.  
N 43°14'35"E  
23.50'

S 17°47'50"E  
15.48'

POB

Lot #136

S 43°16'35"W  
S 83°40'30"W  
3.92'  
20.97'

56.04'

S 05°29'20"W

Lot #137

Lot #138

Lot #118

James & Cynthia Wayner  
DB Vol. 1100, Page 374  
Auditor's Parcel Number  
44-50-03-30-000

Lot #116

N 05°07'50"E  
43.54'

N 05°07'50"E  
90.10'

Lot #117

Lot #115

Peach Tree Circle

DESCRIPTION APPROVED  
FOR TRANSFER  
BY   
7-7-2003

LEGEND

- P-N (SET: 5/8" REBAR CAPPED (C R HARKNESS PL586885))
- P-IN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)

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

Being part of Lot #120 of Oakwood North II recorded in  
Plat Book 12, Page 51 being part of the Roland &  
Janet Varner property recorded in Deed Book Volume 899,  
Page 62 of said county's deed records, known as  
Muskingum County Auditor's Parcel Number  
44-50-03-34-000;

SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps and Orthophotos of the area.  
3-D TopoQuads by DeLorme (Ohio).

All other references are shown or listed.

Note #1- Existing storm drain currently extends beyond  
the proposed division line, and is intended to be  
addressed by Grantor and Grantee.

Note #2- Existing easements located along lot lines for  
Lots #116 & #120 are intended to be addressed by  
Grantor and Grantee.

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,  
rights or interests, unless otherwise indicated.

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Charles R. Harkness PL5 76885

SURVEY FOR:

Roland Varner

2015 Heather Green,

SURVEY DATE: 5/31/2003

DRAWN DATE: 6/3/2003

TWP: R: TWP: Muskingum CO: Muskingum

CHARLES R. HARKNESS  
SURVEYING & MAPPING, INC.

768 DRYDEN ROAD

ZANESVILLE, OHIO 43701

PHONE (740) 454-6367

JOB NUMBER

JOB #1262

DRAWING / SHEET NUMBER

PLAT #02