

DESCRIPTION OF SURVEY FOR COUNTRYTyme GROVE CITY LTD
JOB#1467-PAR3

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

Being part of the Southwest Quarter, of Section #1, Township #17, Range #15, of the Congress Lands East of the Scioto River, **being part of the CountryTyme Grove City Ltd.** properly recorded in Official Record Volume 1997, Page 849 of said county's deed records, further being known as Muskingum County Auditor's Parcel Number **47-04-01-29-006**, and more particularly described as follows;

Commencing at a stone (found) marked at the common corner for Sections #1, #2, #11, and #12 of said Township and Range;

- TIE** **THENCE South 86 degrees 49 minutes 30 seconds East 1407.55 feet** along the common line for said Sections #1 & #12 to an unmarked common corner for said CountryTyme property and for the CountryTyme Development Ltd. property recorded in Official Record Volume 2011, Page 524, also being the place of beginning for the property herein intended to be described, passing iron pins (found) at 734.19 feet and 916.86 feet, also passing an iron pin (found) at the common Northern corner for the East and West Halves of the Northwest Quarter of said Section #12 at 1292.49 feet;
- #1-** **THENCE North 02 degrees 47 minutes 25 seconds East 769.99 feet** into said Section #1 and along the common line for said CountryTyme properties to an unmarked point in the centerline of Slack Road (Township Road #90), passing iron pins (found) at 73.12 feet and 739.99 feet, also passing iron pins (set) at 192.58 feet, 400.00 feet, and 600.00 feet;
- #2-** **THENCE North 70 degrees 54 minutes 50 seconds East 60.25 feet** along said road to an unmarked point;
- #3-** **THENCE North 68 degrees 53 minutes 05 seconds East 102.19 feet** continuing along said road to an iron pin (found) at the intersection of Slack Road and Opera Road (Township Road #277), also being a corner of the Lyle Plummer property recorded in Official Record Volume 1655, Page 779;
- #4-** **THENCE South 47 degrees 59 minutes 35 seconds East 56.35 feet** along said Opera Road to an unmarked point;
- #5-** **THENCE South 02 degrees 47 minutes 25 seconds West 799.52 feet** leaving said road and through said CountryTyme property to an iron pin (set) on the common line for said Sections #1 & #12, passing iron pins (set) at 30.00 feet, 199.52 feet, 399.52 feet, and 599.52 feet;
- #6-** **THENCE North 86 degrees 49 minutes 30 seconds West 193.00 feet** along said Section line to the place of beginning, **containing 3.57 acres**, of which 0.10 acres are within the right of way for Slack Road (Township Road #90) and Opera Road (Township Road #277).

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 January 5, 2006, 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 PLS #6885



APPROVED FOR CLOSURE

Charles R. Harkness 1/13/2006

EXEMPT FROM
PLANNING COMMISSION

Charles R. Harkness 1/13/2006



1 6 GEND

- ☐ PIN (SET) 5/8" REBAR CAPPED
{C & HARKNESS PL5#6885}
- ☒ PIN (FOUND)
- ☐ POINT (UNMARKED)
- ☒ STONE (FOUND)

EXEMPT FROM
PLANNING COMMISSION

Approved For Transfer
On Lot Sewage Proposed
Date 4/17/86

**Zanesville-Muskingum County
Health Department**

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 - 0.10 Acres within the Right of Ways Slack
Road being 40' Wide, and Opera Assumed 30' Wide.

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Congress Lands East of the Scioto River, being part of the Countrylma Grove City, Ltd.
property recorded in OR Vol 1997, Page 849 of said county's deed records, further
being known as Muskingum County Auditor's Parcel Number 47 04-01-29 006;

Wensor LLC
OR Vol. 2011,
Pages 491,
495, & 513.

Slack Road
(TR #90)

Lyle Plummer
OR Vol. 1655
Page 779.

Lerry & Dino Linger
OR Vol. 1680,
Page 693.

Steven & Lynn Love
OR Vol. 1677,
page 619.

CountryTyme
Grove City Ltd.
OR Vol. 1997,
Page 849.

Kurt & Renee Stottsberry
DR Vol. 1951, Page 727.

T Mahle &
F Murphy
OR Vol. 1887,
Page 531.

Mary Mahle
DB Vol. 1040, Page 97.

EAST 1/2 NW QTR SEC #12

Health Department Sewage Disposal Requirements:
The approved house location is shown. Change of location will require Health Department approval.

SURVEY FOR:
CountryTyme Grove City Ltd.
Revised 3/27/2008

SURVEY DATE: 1/5/2006	DRAWN DATE: 1/6/2006
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SEC:#1 TWP:#1 / R:#15 TWP:Newlen CO:Muskingum STATE:Ohio

CHARLES R. HARKNESS
SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE (740) 849-0722

JOB NUMBER
JOB #1467

DRAWING / SHEET NUMBER
Plat #Par-3

Jackie Flannery OR Vol. 1828, Page 613

WEST 1/2 NW QTR SEC #12

This plot was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4753-37 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 encroachments or easements unless otherwise indicated.

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NOT RECORDABLE**

Charles R. Harkness PIS #6885



47-04-01-19-006