

47-10-01-02-007  
4040 STONE RIDGE RD

DESCRIPTION OF SURVEY FOR SHERMAN/HOWARD JOB#900-3

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

Being part of the Southeast Quarter, of Section #4, Township #15, Range #14, of the Congress Lands East of the Scioto River, **being part of the John & Kelly Sherman and Kim & Kevin Howard property** described in deed reference Deed Book Volume 1145, Page 902 of said county's deed records, known as Muskingum County Auditor's **Parcel Number 47-10-01-02-005**, and more particularly described as follows:

Commencing at the Southeast corner of Section #4, being the common corner for Sections #3, #9, & #10 of said Township and Range, also being in the intersection of Thompson Run Road (Township Road #421) and Foxfire Drive (Township Road #128); **thence (by deed) N 03 20 30 E 1335.86 feet** along the common line of Sections #3 and #4 to the Northeast corner of the L & M Dennis property recorded in deed reference Deed Book Volume 1134, Page 890, being the Southeast corner of the John & Kelly Sherman property recorded in deed reference Deed Book Volume 1085, Page 544; **thence N 87 30 30 W 580.99** along a common line for said Sherman and Dennis properties to an iron pin (found) at the Southwest corner of said Sherman property, also being a corner of said Sherman/Howard property, being the place of beginning for the property herein intended to be described, passing an iron pin (found) at 27.33 feet;

- #1- **thence N 87 30 30 W 302.35 feet** along the common line for said Sherman/Howard and Dennis properties to an iron pin (set);
- #2- **thence N 22 35 50 W 357.23 feet** into said Sherman/Howard property to an iron pin (set) on the cul-de-sac of a 50 foot wide easement;
- #3- **thence along said cul-de-sac having a chord bearing N 12 59 10 E 92.58 feet**, a radius of 50.00 feet, and arc length of 118.30 feet to an iron pin (set) at the beginning of said cul-de-sac;
- #4- **thence N 85 19 30 E 263.34 feet** leaving said easement and continuing through said Sherman/Howard property to an iron pin (set) on the Southwest line of said 50 foot wide easement;
- #5- **thence S 18 56 50 E 480.66 feet** leaving said easement and continuing through said Sherman/Howard property to the place of beginning, **containing 3.02 acres.**

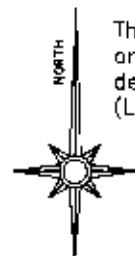
The bearings within the description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.#6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on October 16, 1998, 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.

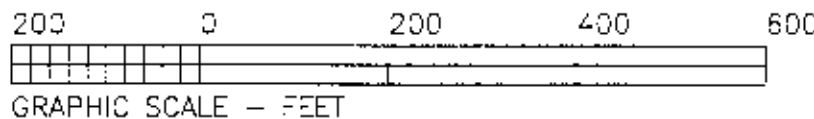
**OFFICE COPY  
NOT RECORDABLE**  
Charles R. Harkness PLS #6885

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY A. W. Swinehart  
10-19-98 AS



The bearings on this plat are based on State Plane Coordinate Grid as derived from a Solar Observation (Local Hour Angle Method).



This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey and is intended to be used for the legal transfer of the property shown and does not intend to show all or any easements of record, nor encroachments unless otherwise

## LEGEND

- P.I.N (SET) 5/8" REBAR CAPPED (C.R. HARKNESS PLS#6885)
- P.I.N (FOUND)
- △ POINT (UNMARKED)

**OFFICE COPY  
NOT RECORDABLE**

## CURVE DATA TABLE

CURVE	L/R	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	RT	253.84'	120.66'	119.53'	N 73°54'50"W
C-2	RT	311.00'	174.44'	172.16'	N 44°13'40"W
C-3	LT	1120.51'	197.05'	196.80'	N 33°11'50"W
C-4	LT	15.00'	40.85'	29.35'	S 63°44'50"W
C-5	RT	1086.43'	369.25'	387.47'	S 04°32'00"E
C-6	RT	50.00'	118.30'	92.58'	S 12°59'10"W
C-7	RT	50.00'	70.00'	64.42'	N 59°07'30"W
C-8	RT	50.00'	73.50'	67.06'	N 23°05'30"E
C-9	LT	1036.43'	352.28'	350.56'	N 04°32'00"W
C-10	RT	65.00'	177.02'	127.17'	N 63°44'50"E
C-11	RT	1170.51'	205.84'	205.58'	S 33°11'50"E
C-12	LT	281.00'	146.40'	144.48'	S 44°13'40"E
C-13	LT	203.84'	96.89'	95.98'	S 73°54'50"E

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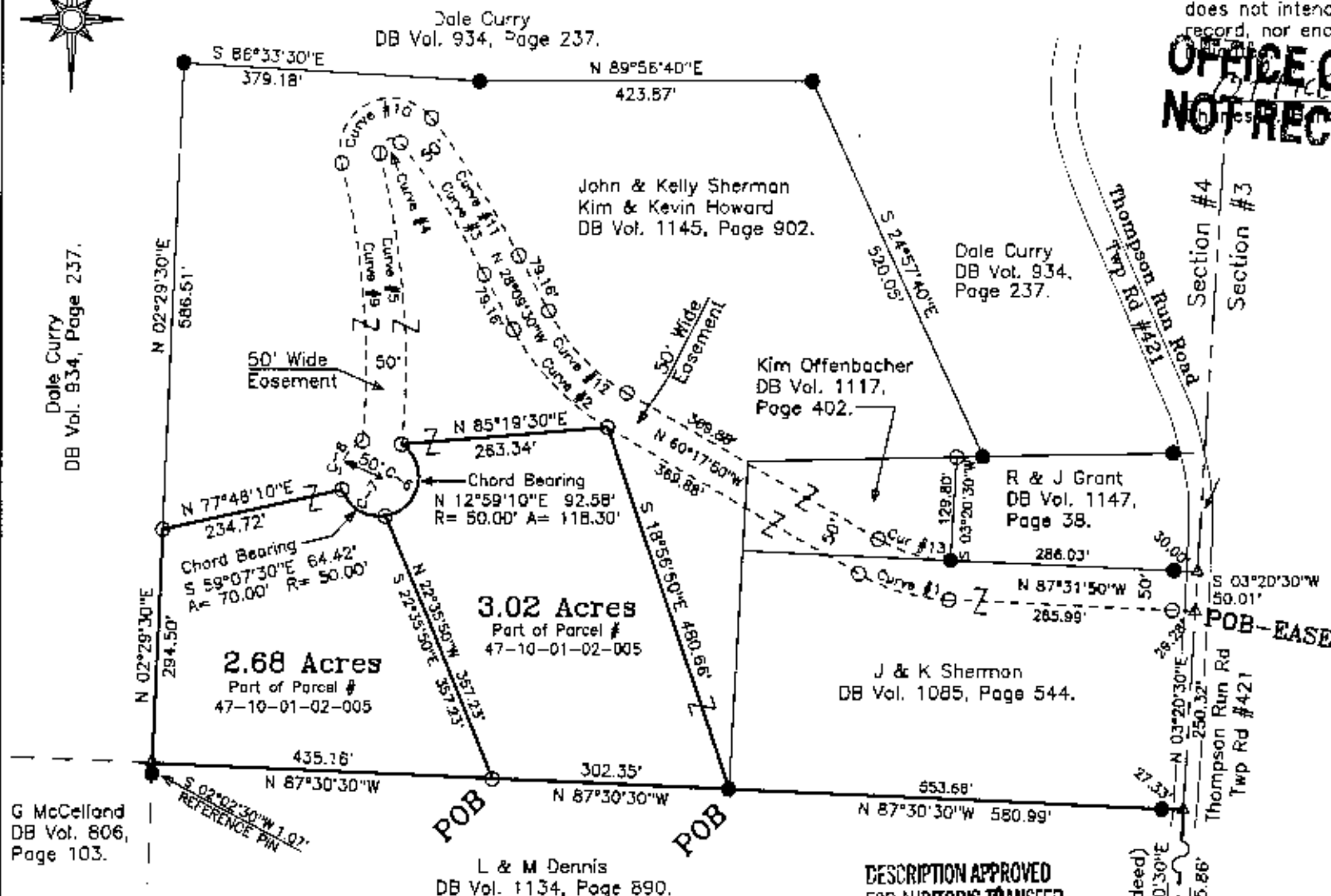
**50' WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS**  
Traversing through the J & K Sherman property recorded in deed reference Deed Book Volume 1085, Page 544, through the Kim Offenbacher property recorded in Deed Book Volume 1117, Page 402, and through the John & Kelly Sherman / Kim & Kevin Howard property recorded in deed reference Deed Book Volume 1145, Page 902 running from Thompson Run Road (Township Road #421) to the properties shown;

## REFERENCES NOT SHOWN OR LISTED:

Muskingum County Tax Maps and Orthophotos of the area. A USGS 7.5 Min Topo Quad Map (Zanesville West).

Note #1- Tie along the Section line as surveyed by Richard Max Graves PLS #5792 as recorded in deed reference DB Vol. 1117, Page 402.

Note #2- No occupation conflicts were found along the lines of the property surveyed. The South line of the Sherman/Howard property is fenced.



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *[Signature]*  
10-19-98

Foxfire Drive Twp Rd #128

Sec #4  
Sec #3  
Sec #9  
Sec #10

SURVEY FOR:		HARKNESS SURVEYING & MAPPING, INC.	
John & Kelly Sherman and Kim & Kevin Howard		768 DRYDEN ROAD	
		ZANESVILLE, OHIO 43701	
		PHONE/FAX (740) 454-6367	
SURVEYED: 10/16/1998	DRAWN: 10/16/1998	JDB: #900	DRAWING: Plat #03
SECTION: #4 TWP: #15 RANGE: #14 TWP: Newton COUNTY: Muskingum OHIO			