

DESCRIPTION OF SURVEY FOR ROGER & NANCY PENROD

JOB#747

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


Being part of the ~~Southwest~~ ^{Southwest} Quarter, of Section #3, Township #15, Range #14, of the Congress Lands East of the Scioto River, being part of the Roger & Nancy Penrod property described in deed reference Deed Book Volume 633, Page 277 of said county's deed records, said Penrod property known as Muskingum County Auditor's Parcel Number 47-12-01-03-000, and more particularly described as follows;

Commencing at an iron pipe (found disturbed) at the Northwest corner of Lot #49 of Maysville Heights #2 recorded in Plat Book 11, Page 2, also being a corner of the D & M Cornett property described in deed reference Deed Book Volume 821, Page 325; thence N 69 12 50 E 207.42 feet along the North lines of Lots #49 and #48 of said Maysville Heights #2 and Cornett property to an iron pipe (found disturbed) at the Southwest corner of said Roger & Nancy Penrod property; thence N 03 06 50 E 238.98 feet along the common line for said Penrod and Cornett properties to an iron pin (set) at the place of beginning for the property herein intended to be described;

- #1- thence N 03 06 50 E 268.71 feet continuing along the common line for Penrod and Cornett properties to an unmarked point in the road bed of Foxfire Drive (Township Road #128) as established by a survey completed John R. Marshall PLS #5307 recorded in deed reference Deed Book Volume 633, Page 277 prior to reconstruction of said road, passing an iron pin (set) at 233.00 feet;
- #2- thence N 63 15 00 E 45.33 feet along said Marshall survey, also being a line of the D Sidwell property described in deed reference Deed Book Volume 696, Page 238 to an unmarked point in said road bed;
- #3- thence S 28 16 00 E 297.87 feet leaving said road and through said Penrod property to an iron pin (set), passing an iron pin (set) at 26.49 feet;
- #4- thence S 82 20 40 W 197.90 feet continuing through said Penrod property to the place of beginning containing 0.75 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 August 14, 1996, 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.


8-16-96

OFFICE COPY
NOT RECORDABLE
Charles R. Harkness #6885

SNR NA



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

Kent Cornett
DB Vol. 1078,
Page 319.

D Sidwell
DB Vol. 969, Pg 238

D Sidwell DB Vol. 969, Pg 238.

Existing Center Line

- LEGEND**
- ☐ STONE (FOUND) WITH X
 - ☒ CONCRETE MONUMENT (FOUND)
 - ☒ AXLE (FOUND)
 - ☒ IRON PIPE (FOUND)
 - ☒ IRON PIN (FOUND)
 - ☒ RAILROAD SPIKE (FOUND)
 - ☒ PK NAIL (FOUND)
 - ☒ POINT
 - ☒ IRON PIN (SET) 5/8" REBAR WITH IDENTIFICATION CAP (C R HARKNESS PLS 6885)

8-16-96
(754)

SURVEYORS NOTES AND REFERENCES:
Surveys completed by John R. Marshall PLS #5307 recorded in DB Vol. 821, Page 325 and DB Vol. 633, Page 277. Survey completed by Peter L. Dinan PLS #5451 recorded in DB Vol. 1085, Page 290. Survey completed by Charles R. Harkness PLS #6885 recorded in DB Vol. 1078, Page 319. Muskingum County Tax Maps of the Area. A USGS Topo Quad Map 7 + min (Zanesville West). Note #1 - (Road Location) The center line calls are as established by John R. Marshall PLS #5307 survey recorded in DB Vol. 633, Page 277, completed prior to reconstruction of Foxfire Drive.

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 indicated.

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

Being part of the ~~Southwest~~ Quarter, of Section #3, Township #15, Range #14, of the Congress Lands East of the Scioto River, being the Rager & Nancy Penrod property described in deed reference Deed Book Volume 633, Page 277 of said county's deed records, said Penrod property known as Muskingum County Auditor's Parcel Number 47-12-01-03-000;

5.23 Acres
Remaining Portion
47-12-01-03-000

0.75 Acres
Part of
47-12-01-03-000

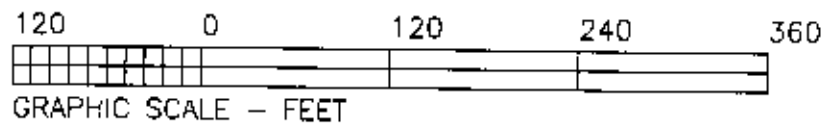
Single
Apartment

Disturbed

Disturbed

Lot #49
Maysville/Hts. #2
Plot Book 11, Pg 2.

T & J Cosgrave
DB Vol. 1085, Pg 290.



SURVEY FOR:		
Roger & Nancy Penrod		
Foxfire Drive		
Zanesville, Ohio 43701		
SECTION: #3	TOWNSHIP: #15	RANGE: #14
TWP OF: Newton	COUNTY: Muskingum	STATE OF OHIO
Survey Date: 8/14/96	Drawn date 8/15/96 By: CRH	
C. R. HARKNESS SURVEYING & MAPPING INC.		
768 DRYDEN ROAD		
Zanesville, Ohio 43701 Phone (614) 454-6367		
Job Number:	Drawing Sheet No.	
H747	Plot #01	