

DESCRIPTION OF SURVEY FOR LINDA S SUTTON

JOB#2208

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

Being part of the Northeast Quarter, Section 10, Township 15, Range 14, of the Congress Lands East of the Scioto River, further **being all of** the Linda S Sutton property recorded in **Official Record Volume 2195, Page 835** of said county's deed records, further **being all of** Muskingum County Auditor's **Parcel Number 47-27-01-27-000**, and more particularly described as follows;

Beginning at an axle (found) at the Northeast corner of Lot 7 of Maysville Heights recorded in Plat Book 10, Page 35, further being on the South line of the Maysville Regional Water District property recorded in Deed Book Volume 844, Page 181;

- #1- **THENCE South 85 degrees 58 minutes 01 seconds East 79.72 feet** along the common line for said Sutton and Maysville Regional Water District properties to an iron pin (set) at the Northwest corner of the Board of Trustees for Maysville Regional Water District property recorded in Deed Book, 836, Page 341;
- #2- **THENCE South 04 degrees 46 minutes 22 seconds West 118.07 feet** along said Sutton and Water District properties to an axle (found);
- #3- **THENCE South 85 degrees 45 minutes 23 seconds East 178.95 feet** continuing along said properties to an unmarked point on the common line for said Sutton property and for the George S Nolan property recorded in Deed Book Volume 1018, Page 500, further being on the East side of Nolan Drive, passing an iron pin (set) on the West right of way of Nolan Drive at 143.24 feet;
- #4- **THENCE South 28 degrees 37 minutes 10 seconds East 412.83 feet** along the East line of said Sutton property and Nolan Drive and West lines of said George Nolan and for the Sallie A Krikbride Trustee property recorded in Official Record Volume 2124, Page 807, and for the Timothy J Nolan Trustee property recorded in Official Record Volume 2448, Page 609 and Official Record Volume 2114, Page 691, and for the Rebecca Foust property recorded in Official Record Volume 2559, Page 236 to an unmarked point, being the extension of the North line of Sunset Drive recorded in Maysville Heights, passing iron pins (found) at 137.00 feet and 337.01 feet;
- #5- **THENCE North 86 degrees 02 minutes 11 seconds West 35.71 feet** crossing said Nolan Drive and along the North line of Sunset Drive to an axle (found) at the Southeast corner of the Michael A Dickerson property recorded in Official Record Volume 1616, Page 96;
- #6- **THENCE North 29 degrees 55 minutes 58 seconds West 106.00 feet** along a common line for said Sutton and Dickerson properties to an iron pin (set);
- #7- **THENCE North 88 degrees 02 minutes 02 seconds West 251.00 feet** continuing along said properties to an iron pipe (found) on the East line of Lot 4 of Maysville Heights;
- #8- **THENCE North 15 degrees 03 minutes 33 seconds West 410.04 feet** along a common line for said Sutton property and Lots 4, 5, 6, and 7 of Maysville Heights to the place of beginning, passing an axle (found) at a common corner for said Lots 5 and 6 at 147.32 feet, and axle (found) at a common corner for said Lots 6 and 7 at 340.23 feet, **containing 1.78 acres**, of which 0.28 acres are within the right of way of Nolan Drive.

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 March 17, 2015 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 any apparent easements nor easements of record, unless otherwise indicated.

OFFICE COPY
Charles R. Harkness
NOT RECORDABLE

Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED

By: *[Signature]* 3/17/2015





The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

LEGEND

- PIN (SET) 5/8" REBAR CAPPED
(C R HARKNESS PLS #6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)
- ⊗ AXLE (FOUND)

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

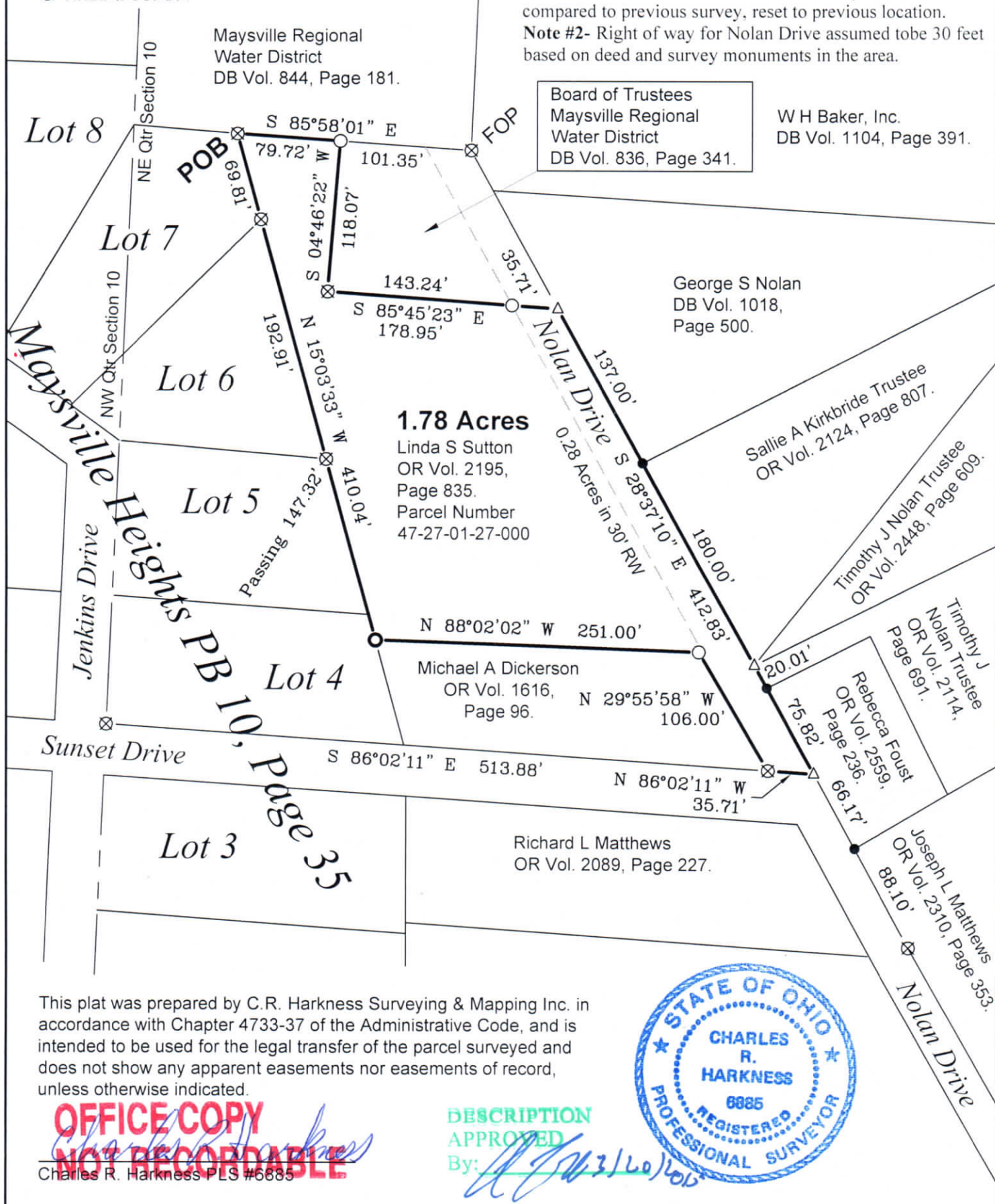
Being part of the Northeast Quarter, Section 10, Township 15, Range 14, of the Congress Lands East of the Scioto River, further **being all of** the Linda S Sutton property recorded in **Official Record Volume 2195, Page 835** of said county's deed records, further **being all of** Muskingum County Auditor's **Parcel Number 47-27-01-27-000**:

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Survey completed by Charles R Harkness PLS #6885 of the Timothy Nolan property (Job 271 dated 11-18-1988).

Note #1- FOP Axle found disturbed out of position compared to previous survey, reset to previous location.

Note #2- Right of way for Nolan Drive assumed to be 30 feet based on deed and survey monuments in the area.



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 parcel surveyed and does not show any apparent easements nor easements of record, unless otherwise indicated.

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NOT RECORDABLE

DESCRIPTION
APPROVED
By: *[Signature]* 3/18/15



SURVEY FOR:

Linda S Sutton



HARKNESS SURVEYING & MAPPING, INC.

8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122



SURVEYED: 3/17/15 DRAWN: 3/18/15

JOB NUMBER
Job#2208

DRAWING / SHEET #
Plat #01