

DESCRIPTION OF SURVEY FOR JOAN E PATTON ESTATE

JOB#1703

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

Being part of the Southwest Quarter of Section #17, and Southeast Quarter of Section #18, of Township #15, Range #14, of the Congress Lands East of the Scioto River, **being all of** Tract One of the Joan E Patton property recorded in Official Record Volume 1502, Page 742 of said county's deed records, further being all of Muskingum County **Auditor's Parcel Numbers 47-38-18-12-000, 47-44-04-04-000, and 47-44-04-05-000**, and more particularly described as follows;

Beginning at a stone (found) marked at the common corner for the Southwest and Northwest Quarters of said Section #17 and for the Southeast and Northeast Quarters of said Section #18

- #1- **THENCE South 03 degrees 21 minutes 15 seconds West 348.94 feet** along the common line for said Sections #17 and #18 to an iron pin (set) at the Southwest corner of the William G Thompson property recorded in Deed Book Volume 862, Page 179;
- #2- **THENCE South 87 degrees 12 minutes 30 seconds East 997.31 feet** into said Section #17 and along a common line for said Patton and Thompson properties to an iron pin (set) on a line of a Second William G Thompson property recorded in Official Record Volume 2044, Page 245, passing a iron pin (found) at 653.31 feet, and the existing centerline of Maysville Pike (US Route #22) at 675.77 feet;
- #3- **THENCE South 29 degrees 06 minutes 25 seconds East of 79.20 feet** along said Patton and Thompson properties to an unmarked point in the centerline of Jonathan Creek;
- #4- **THENCE South 37 degrees 55 minutes 35 seconds West 80.38 feet** along said creek to an unmarked point;
- #5- **THENCE South 24 degrees 09 minutes 05 seconds West 133.08 feet** continuing along said creek to an unmarked point;
- #6- **THENCE South 14 degrees 26 minutes 30 seconds West 296.65 feet** continuing along said creek to an unmarked point;
- #7- **THENCE South 12 degrees 59 minutes 40 seconds West 281.15 feet** continuing along said creek to an unmarked point;
- #8- **THENCE South 18 degrees 07 minutes 05 seconds West 249.77 feet** continuing along said creek to an unmarked common corner for said Patton property and for the State of Ohio property recorded in Deed Book 448, Page 322;
- #9- **THENCE North 71 degrees 04 minutes 40 seconds West 235.62 feet** leaving said creek and along said Patton and State properties to the old centerline of US Route 22, by plan being 2.70 feet right of existing Centerline Station 191+45.10 passing iron pins (set) at 151.05 feet, and 212.24 feet;
- #10- **THENCE South 18 degrees 55 minutes 10 seconds West 235.62 feet** along said old centerline as shown on the right of way plans for existing US Route #22 to an unmarked point;

- #11- **THENCE along a curve to the right having, a chord bearing South 33 degrees 46 minutes 55 seconds West 326.59 feet**, a radius of 636.62 feet, and arc length of 330.28 feet, continuing along said old centerline to an unmarked point;
- #12- **THENCE South 48 degrees 38 minutes 40 seconds West 214.85 feet** continuing along said old centerline to an unmarked common corner for said Patton property and for the State of Ohio property recorded in Deed Book 448, Page 318, by plan being 3.30 feet right of existing Centerline Station 183+75.30;
- #13- **THENCE North 88 degrees 20 minutes 10 seconds West 353.43 feet** leaving said road and along the South line of said Patton property to an iron pin (set) at the Southeast corner of the Maysville Regional Water District property recorded in Deed Book 635, Page 200, passing a concrete monument (found) at 163.53 feet, and crossing into Section #18 at 170.90 feet;
- #14- **THENCE North 46 degrees 09 minutes 30 seconds West 291.51 feet** along said Water District property to an iron pin (found) at a corner of said Water District property;
- #15- **THENCE North 03 degrees 29 minutes 30 seconds East 1816.85 feet** along a common line for said Patton and Water District properties to a drill steel (found) on the common line for the Southeast and Northeast Quarters of said Section #18;
- #16- **THENCE South 87 degrees 40 minutes 35 seconds East 399.86 feet** along said Quarter Section line to the place of beginning, **containing 45.32 acres**, of which 11.54 acres are within the right of way for Maysville Pike (US Route #22).

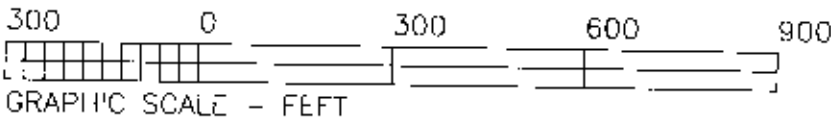
The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.#6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on July 18, 2008, 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.

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



DESCRIPTION  
APPROVED  
By: *[Signature]*  
8/1/08



# LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS P-5H6886)
- PIN (FOUND)
- △ POB (UNMARKED)
- ☒ STONE (FOUND) MARKED
- ◎ CONCRETE MONUMENT (FOUND)
- \* DRILL STEEL (FOUND)

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

Kents Run Partnership LTD  
DB Vol. 909, Page 22.

NW Qtr  
Sec #18

NW Qtr  
Sec #17

William G Thompson  
DB Vol. 862, Page 83.

SE Qtr  
Sec #18

SW Qtr  
Sec #17

William G Thompson  
DB Vol. 862, Page 179.

Joan E Patton  
OR Vol. 1502, Page 742.  
**45.32 Acres**

Tract 1 First Parcel  
Parcel #47-44-04-04-000  
17.53 Acres

Tract 1 Second Parcel  
Parcel #47-38-18-12-000  
18.06 Acres

Tract 1 Third Parcel  
Parcel Number  
47-44-04-05-000  
9.73 Ac.

DESCRIPTION  
APPROVED  
By: *[Signature]*  
8/7/08

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

Being part of the Southwest Quarter of Section #17, and Southeast Quarter of Section #18, of Township #15, Range #14, of the Congress Lands East of the Scioto River, being all of Tract One of the Joan E Patton property recorded in Official Record Volume 1502, Page 742 of said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers 47-38-18-12-000, 47-44-04-04-000, and 47-44-04-05-000:

**SURVEYOR'S NOTES AND REFERENCES:**  
Muskingum County Tax Maps and Orthophotos of the area. Center line survey US Route 22 Plat Book 9, Pg 3.  
Ref #1- State of Ohio Deed Book Volume 448, Page 322.  
Ref #2- State of Ohio Deed Book Volume 448, Page 318.  
Note #1- Highway Right of way monuments were not used. Centerline monuments found at center line. Stations indicated were used to establish platted center lines and recorded right of way. Offsets shown as (By Plan) are along Spirals and do not match calculations or subsequent surveys of 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 property and does not intend to describe all of the encumbrances of record, nor any encumbrances unless otherwise indicated.



**OFFICE COPY NOT RECORDED**  
*Charles R. Harkness* 7-29-08  
Charles R Harkness Date

**SURVEY FOR:**  
Joan E Patton Estate  
Maysville Pike, Roseville, Ohio 43777

**HARKNESS SURVEYING & MAPPING, INC.**  
8205 OLD TOWN ROAD  
ROSEVILLE, OHIO 43777  
PHONE/FAX (740) 849-0122

SURVEYED: 7/18/2008 DRAWN: 1/25/2008 JOB: #1703 DRAWING: Plat #01  
SEC: #17 & #18 TWP: #15 RANGE: #14 TWP: Newton COUNTY: Muskingum