

DESCRIPTION OF SURVEY FOR S. TIPTON

JOB#811-2

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

Being part of the Northwest Quarter, of Section #17, Township #15, Range #14, of the Congress Lands East of the Scioto River, being all of the S. Tipton property as described in deed reference Deed Book Volume 1125, Page 578 of said county's deed records, also being all of Muskingum County Auditor's Parcel Number 47-39-01-18-000, and more particularly described as follows;

Commencing at the Southwest corner of Lot #2 of Gladstone Addition to the Village of White Cottage as recorded in Plat Book 3, Page 2 of said county's plat records; thence (by deed) N 66 00 00 W 262.00 feet along the North line of Orchard Street to a corner of the Barbara Renick property as described in deed reference Deed Book Volume 794, Page 283, in the center of Limestone Valley Road (County Road #652) previously known as Maysville Pike, being the place of beginning for the property herein intended to be described;

- #1- thence N 51 17 50 W 185.97 feet along the common line for said Renick and Tipton properties to an iron pin (found disturbed) at the common corner for said Renick and Tipton properties, also being on a line of the Paul and Margie Schooley property described in deed reference Deed Book Volume 1104, Page 117, passing a concrete monument (found) at 23.65 feet;
- #2- thence N 32 09 00 E 50.00 feet along a common line for said Tipton and Schooley properties to an iron pin (found) at a common corner;
- #3- thence S 51 16 00 E 34.23 feet continuing along a common line for said Tipton and Schooley properties to an iron pin (found) at a common corner for said Schooley property and the D & C Spencer property described in deed reference Deed Book Volume 734, Page 140;
- #4- thence S 51 16 00 E 164.00 feet along the common line for said Spencer and Tipton properties to the center of said road, passing an axle (found) at 132.03 feet;
- #5- thence S 46 14 00 W 50.00 feet along the center of said road to the place of beginning, containing 0.219 acres.

The bearings within the description are based on a survey of the B & G Emory property by Stephen M. Bowman PLS #7135 currently the D Henderson property. 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 7, 1997, 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.

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

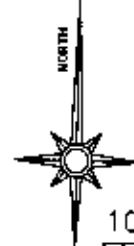
8-12-97

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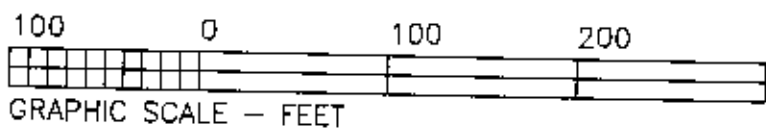
~~NOT RECORDABLE~~

Charles R. Harkness PLS #6885

5723 1112 SPDR-0440



The bearings on this plat are based on a survey of the B & G Emory property by Stephen M. Bowman PLS #7135, currently the Henderson property as recorded in Deed Book Volume 1041, Page 107.



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)

REFERENCES NOT SHOWN OR LISTED:
A survey completed by R.L. Daniels PLS #5410, of a 0.22 acre tract, on 1/21/1980. A survey completed by Stephen M. Bowman PLS #7135, of a 0.244 acre tract, on 9/4/1990. A survey completed by C.R. Harkness PLS #6885, of a 0.2727 acre tract, on 4/10/1992. A survey completed by C.R. Harkness PLS #6885, of the Paul & Margie Schooley property, on 8/25/1995. Muskingum County Tax Maps of the area. A USGS 7.5 Min Topo Quad Map (Crooksville).

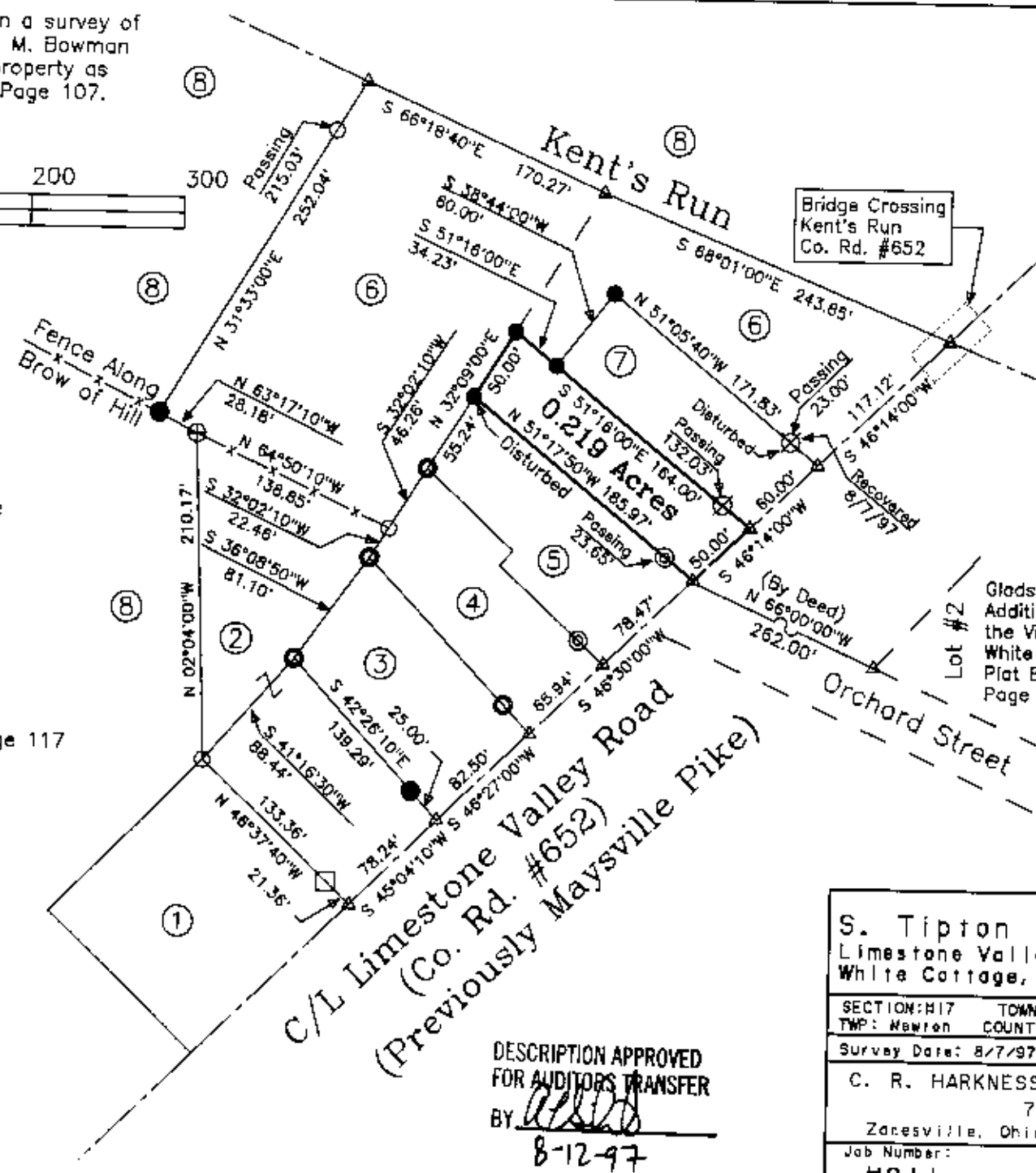
DEED REFERENCES:

- ① J & C Wilhelm - Vol. 730, Page 67
- ② N. Woods - Vol. 1060, Page 437
- ③ K. Tobias - Vol. 1062, Page 415
- ④ D. Henderson - Vol. 1041, Page 107
- ⑤ B. Renick - Vol. 794, Page 283
- ⑥ Paul & Margie Schooley - Vol. 1104, Page 117
- ⑦ D & C Spencer - Vol. 734, Page 140
- ⑧ G. Wm. Thompson - Vol. 862, Page 179

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

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Charles R. Harkness PLS #6885



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DESCRIPTION APPROVED FOR AUDITORS TRANSFER BY *[Signature]* 8-12-97

SURVEY FOR:		
S. Tipton Limestone Valley Road White Cottage, Ohio 43791		
SECTION: #17	TOWNSHIP: #15	RANGE: #14
TWP: Newton	COUNTY: Muskingum	STATE OF OHIO
Survey Date: 8/7/97		Drw date 8/9/97 By: CRH
C. R. HARKNESS SURVEYING & MAPPING INC. 768 DRYDEN ROAD Zanesville, Ohio 43701 Phone (614) 454-6367		
Job Number: H811	Drawing/Sheet No. Plat #02	