

DESCRIPTION OF SURVEY FOR JASON M JAMES

JOB#1730

62-26-02-09-021

SNR

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

Being part of the Northwest Quarter, of Section #10, of Township #16, Range #14, of the Congress Lands East of the Scioto River, **being part of the Jason M James** properly recorded in Official Record Volume 2181, Page 685, of said county's deed records, further being known as Muskingum County **Auditor's Parcel Number 62-26-02-09-021**, and more particularly described as follows;

Beginning at an iron pin (found) at the Southeast corner of Lot #17 of Hickory Creek Subdivision Phase III, also being a common corner for said James property and for the remainder of the Fred A Stemm and Joanne Stemm properly recorded in Deed Book Volume 971, Page 241;

- #1- **THENCE North 07 degrees 39 minutes 00 seconds East 467.02 feet** along the common line for said James property and Lot #17 to an iron pin (set);
- #2- **THENCE South 82 degrees 19 minutes 50 seconds East 234.23 feet** through said James property to an iron pin (set);
- #3- **THENCE South 07 degrees 39 minutes 25 seconds West 190.96 feet** continuing through said James property to an iron pin (found) at a common corner for said James property and for the George S Adams and Connie J Adams property recorded in Official Record Volume 1985, Page 247;
- #4- **THENCE South 02 degrees 53 minutes 05 seconds East 241.83 feet** along said James and Adams properties to an iron pin (found);
- #5- **THENCE South 38 degrees 15 minutes 05 seconds East 259.12 feet** continuing along said James and Adams properties to an iron pin (found) within the Cul-De-Sac right of way for Hideaway Lane (Township Road #1742);
- #6- **THENCE South 33 degrees 50 minutes 00 seconds East 32.54 feet** along a common line for parcels described in said James reference and continuing within said right of way to an iron pin (found) at the center of said Cul-De-Sac;
- #7- **THENCE South 16 degrees 21 minutes 40 seconds West 65.10 feet** along the centerline of said Hideaway Lane to an unmarked common corner for said James property and for said Stemm property;
- #8- **THENCE North 33 degrees 50 minutes 00 seconds West 282.54 feet** leaving said lane and along said James and Stemm properties to an iron pin (found), passing an iron pin (found) at 32.54 feet;
- #9- **THENCE North 78 degrees 33 minutes 35 seconds West 289.67 feet** continuing along said James and Stemm properties to the place of beginning, **containing 3.02 acres**, of which 0.07 acres are within the right of way for Hideaway Lane (Township Road #1742).

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 September 19, 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.

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



DESCRIPTION

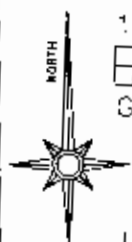
APPROVED

By: *[Signature]* 10/16/2008**APPROVED****MUSKINGUM COUNTY****PLANNING COMMISSION DIRECTOR**

10/30/08

Date

Fee Paid



150 0 150 300 450



GRAPHIC SCALE -- FEET

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)

DESCRIPTION

APPROVED
By: *[Signature]* 10/14/2008

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

Being part of the Northwest Quarter, of Section #10, of Township #16, Range #14, of the Congress Lands East of the Scioto River, being part of the Jason M James property recorded in Official Record Volume 2181, Page 685, of said county's deed records, further being known as Muskingum County Auditor's Parcel Number 62-26-02-09-021;

Approved For Transfer
On Lot Sewage Proposed
Date 10/24/08

Zanesville-Muskingum County
Health Department

Hickory Creek Sub
Phase III
PB 18, Page 156.

Lot #18

Lot #17

Thomas Hitchcock &
Cheryl Hitchcock
OR Vol. 1959, Page 28.

3.02 Acres
Part of Parcel #
62-26-02-09-021

Jason M James
OR Vol. 2181,
Page 685.

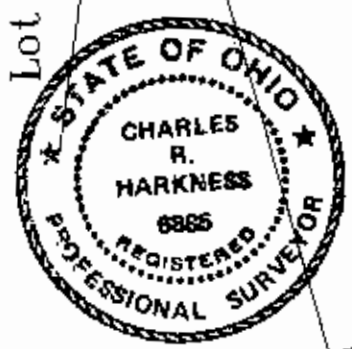
George S Adams &
Connie J Adams
OR Vol. 1985, Page 247.

Jason M James
OR Vol. 2181, Page 685.
Parcel #62-26-02-09-021
7.79 Acres Remainder To
Be Combined With Parcel
62-26-02-09-017
At Transfer Of 3.02 Acres

Jason M James
OR Vol. 2181, Page 685.
Parcel #62-26-02-09-017

Jason M James
OR Vol. 2181, Page 685.

Lot #16



Fred A Stemm & Joanne Stemm
DB Vol. 971, Page 241.

SURVEYOR'S NOTES AND REFERENCES:

- Muskingum County Tax Maps and Orthophotos of the area.
- Deed References (Type Vol-Page)
- Note #1- Previously recorded ingress and egress easements effecting the Adams property crossing the surveyed 3.02 acre parcel are within the right of way for Hideaway Lane.
- Note #2- Easements previously recorded for and crossing the parcels now owned by Jason M James are considered extinguished.
- Note #3- Any easement for the Adams property crossing the James property beyond the road right of way are unaffected.
- Note #4- The remainder of Parcel #62-26-02-09-017 will not have road access and is to be combined with Parcel #62-26-02-09-017 at the transfer of the 3.02 acre parcel.

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 recording of the property described and does not intend to describe all or any easements of record, nor any easements unless otherwise indicated.

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NOT RECORDED
Charles R. Harkness PLS #6885 10-13-2008

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
Date 10/20/08

Fee Paid

(TR #1742)
Hideaway Lane
Plat File 1, Page 118.

SURVEY FOR:	
Jason M James	
Hideaway Lane, Zanesville, Ohio 43701	
SURVEY DATE: 9/26/2008	DRAWN DATE: 9/22/2008
SEC: #10 TWP: #16 R: #14 TWP: Springfield CO: Muskingum	
CHARLES R. HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE (740) 849-0122	
JOB NUMBER	DRAWING / SHEET NUMBER
JOB #1730	Plat #01