

## DESCRIPTION OF SURVEY FOR JOHN OFFENBACHER

JOB#1540-1

Situated in the State of Ohio, County of Muskingum, Village of South Zanesville:

Being part of the Southwest Quarter, of Section #15, Township #12, Range #13, of the Congress Lands East of the Scioto River, **being part of** the John and Linda Offenbacher property recorded in Official Record Volume 1698, Page 41 of said county's deed records, further being part of Muskingum County **Auditor's Parcel Number 62-58-02-04-000**, and more particularly described as follows;

Beginning at an iron pin (set) at the Northeast corner of Lot #14 of Dunbar Acres recorded in Plat Book 8, Page 37, also being a common corner of said Offenbacher property and for the R & M Wiseman property recorded in Deed Book 553, Page 345, said corner also being on the Corporation line of South Zanesville, annexation plat recorded in Plat Book 19, Page 44;

- #1- **THENCE North 37 degrees 54 minutes 30 seconds East 123.11 feet** through said Offenbacher property and into said South Zanesville to an iron pin (set);
- #2- **THENCE South 67 degrees 10 minutes 55 seconds East 176.47 feet** continuing through said Offenbacher property to an iron pin (set) on the common line for said Offenbacher property and for the Muskingum County Commissioner's property recorded in Deed Book Volume 735, Page 90, and West line of Old River Road, (County Road #6), also being the Corporation line of South Zanesville;
- #3- **THENCE South 21 degrees 33 minutes 30 seconds West 193.31 feet** along said Offenbacher and Muskingum County properties, also along said County Road and South Zanesville Corporation line, to an iron pin (set);
- #4- **THENCE South 61 degrees 38 minutes 20 seconds West 63.02 feet** continuing along said Offenbacher and Muskingum County properties, also along said County Road and South Zanesville Corporation line to an iron pin (found) on the North line of East Main Street (Springfield Township Road #625), also being the Southeast corner of the Village of South Zanesville property recorded in Deed Book Volume 531, Page 473;
- #5- **THENCE North 02 degrees 21 minutes 30 seconds East 100.00 feet** leaving said roads, into South Zanesville and along a common line for said Offenbacher and Village properties to an iron pin (set);
- #6- **THENCE North 86 degrees 41 minutes 10 seconds West 50.00 feet** continuing along said Offenbacher and Village properties to an iron pin (found) on the East line of said Wiseman property and Corporation line of South Zanesville;
- #7- **THENCE North 02 degrees 59 minutes 05 seconds East 74.61 feet** along a common line for said Offenbacher and Wiseman properties and said Corporation line to an iron pin (set);
- #8- **THENCE North 86 degrees 57 minutes 55 seconds West 70.00 feet** along said Offenbacher and Wiseman properties and said Corporation line to the place of beginning, **containing 0.709 acres**.

**SAVING AND EXCEPTING**

Saving and excepting a non-exclusive access and utility easement 25 feet wide along the North line of the above described 0.709 acre parcel, including the right to dedicate part or all of the 25 foot wide easement as part of a public road.

**SAVING AND EXCEPTING**

Saving and excepting a non-exclusive access and utility easement 20 feet wide through the above described 0.709 acre parcel, and more particularly described as follows;

Beginning at an iron pin (set) at the Northeast corner of Lot #14 of Dunbar Acres recorded in Plat Book 8, Page 37, also a corner of the above described 0.709 acre parcel;

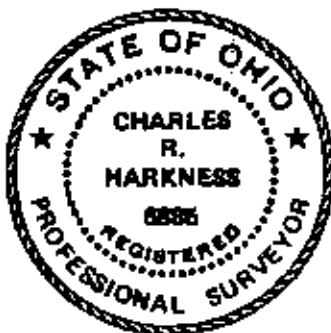
- E1- **THENCE North 37 degrees 54 minutes 30 seconds East 24.38 feet** along a line of said 0.709 acre parcel;

- E2- THENCE South 86 degrees 57 minutes 55 seconds East 66.74 feet** through said 0.709 acre parcel;
- E3- THENCE South 30 degrees 44 minutes 30 seconds East 106.68 feet** through said 0.709 acre parcel;
- E4- THENCE South 02 degrees 21 minutes 30 seconds West 94.06 feet** through said 0.709 acre parcel to an unmarked point on the right of way line of Old River Road (County Road #6) and line of said 0.709 acre parcel;
- E5- THENCE South 81 degrees 38 minutes 20 seconds West 23.26 feet** along said County Road and 0.709 acre parcel to an iron pin (found) at the Southeast corner of the Village of South Zanesville property recorded in Deed Book Volume 531, Page 473;
- E6- THENCE North 02 degrees 21 minutes 30 seconds East 100.00 feet** along said 0.709 acre parcel and Village property to an iron pin (set);
- E7- THENCE North 30 degrees 44 minutes 30 seconds West 90.05 feet** crossing said Offenbacher property to an iron pin (set) at a common corner for 0.709 acre parcel and the R & M Wiseman property recorded in Deed Book 553, Page 345;
- E8- THENCE North 86 degrees 57 minutes 55 seconds West 70.00 feet** along said 0.709 acre parcel and Wiseman property to the place of beginning.

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).

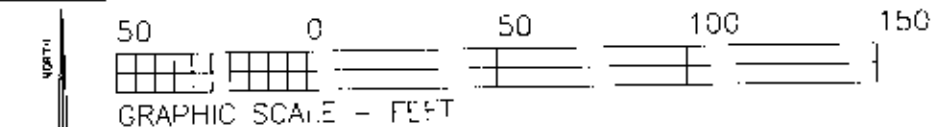
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on October 3, 2006, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

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



APPROVED FOR CLOSURE  
*[Signature]* 10/6/2006

EXEMPT FROM  
PLANNING COMMISSION  
*[Signature]* 10/6/2006



The bearings on this plat are based on State Plane Coordinate Grid (Ohio South '983) derived from GPS Observations.

# LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C.R. HARKNESS PL 56885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)

APPROVED FOR CLOSURE

*Charles R. Harkness* 10/11/2006

John & Linda Offenbacher  
OR Vol. 1698, Page 41.

P. Iwyman  
DB Vol. 889,  
Page 5.

Situated in the State of Ohio, County of Muskingum, Village of South Zanesville:

Being part of the Southwest Quarter, of Section #15, Township #12, Range #13, of the Congress Lands East of the Scioto River, being part of the John and Linda Offenbacher property recorded in Official Record Volume 1698, Page 41 of said county's deed records, further being part of Muskingum County Auditor's Parcel Number 62-58-02-04-000;

## SURVEYOR'S NOTES & REFERENCES:

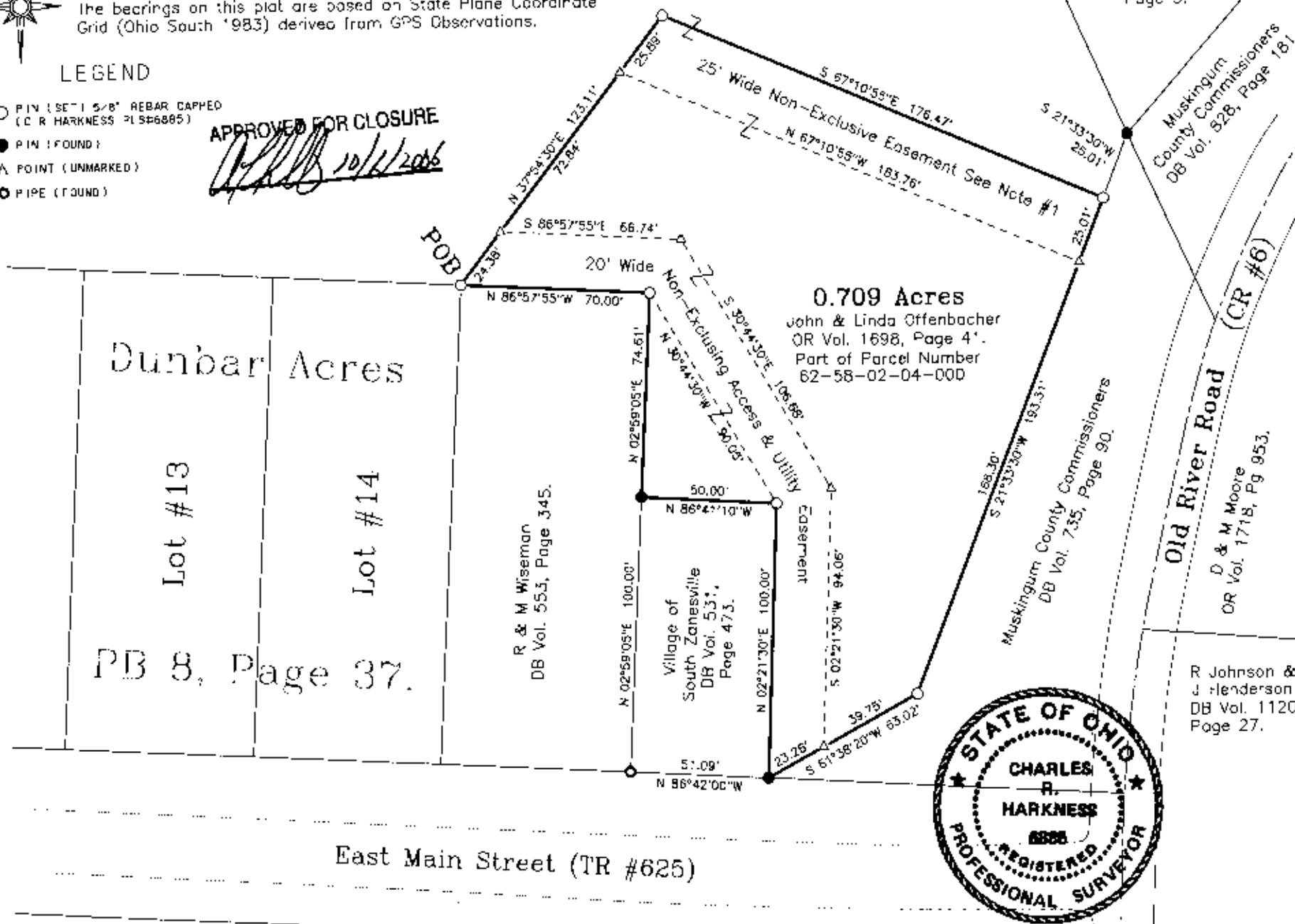
Muskingum Co. Tax Maps and Orthophotos of the area. Plat of Annexation to South Zanesville PB 19, Page 44;  
Note #1- Easement saved and excepted also right to use part or all of the 25' as part of public right of way.

**EXEMPT FROM PLANNING COMMISSION**

*Charles R. Harkness* 10/11/2006

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

**OFFICE COPY NOT RECORDABLE**



R. Johnson & J. Henderson  
DB Vol. 1120,  
Page 27.

SURVEY FOR:

**John Offenbacher**

Old River Road/East Main Street

SURVEY DATE: 10/3/2006

DRAWN DATE: 10/3/2006

#15 IWP, #12 R, #13 VI, AGE: South Zanesville CO: Muskingum

**CHARLES R. HARKNESS**  
**SURVEYING & MAPPING, INC.**

8205 OLD TOWN ROAD  
ROSEVILLE, OHIO 43177  
PHONE (740) 849-0122

JOB NUMBER

**JOB #1540**

DRAWING / SHEET NUMBER

**PLAT #01**