

DESCRIPTION OF SURVEY FOR KAREN L HERRON

JOB#2018-7

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

Being a proposed vacation of a portion of Caldwell Street within the Mineral Addition recorded in Plat Book 2, Page 2, of said county's records, further being the reversionary rights associated with Lot 74, Auditor's **Parcel Number 70-34-03-01-000** a portion of Lot 88, Auditor's **Parcel Number 70-34-01-11-000**, and more particularly described as follows;

Beginning at an iron pipe (found) at the Northeast corner for Lot 74 of said addition further being on the South right of way of Caldwell Street and East line of said addition;

- #1- **THENCE North 84 degrees 07 minutes 25 seconds West 268.12 feet** along said Lot 74 and Caldwell Street to the unmarked common Northern corner for Lots 74 and 75 of said addition;
- #2- **THENCE North 03 degrees 03 minutes 15 seconds East 50.06 feet** crossing Caldwell Street to an iron pipe (found) on the North line of Caldwell Street and common corner for the Ronald C Bird and Gloria J Bird property recorded in Deed Book Volume 861, Page 105 and for the Karen L Herron property recorded in Official Record Volume 2012, Page 776;
- #3- **THENCE South 84 degrees 07 minutes 25 seconds East 268.13 feet** along said Lot 88 and Caldwell Street to an iron pipe (found) at the Southeast corner of Lot 88 and on the East line of said addition;
- #4- **THENCE South 03 degrees 04 minutes 05 seconds West 50.06 feet** along the East line of said addition to the place of beginning, containing 0.155 acres associated with Lot 74 and 0.155 acres associated with a portion of Lot 88 for a **total of 0.31 acres.**

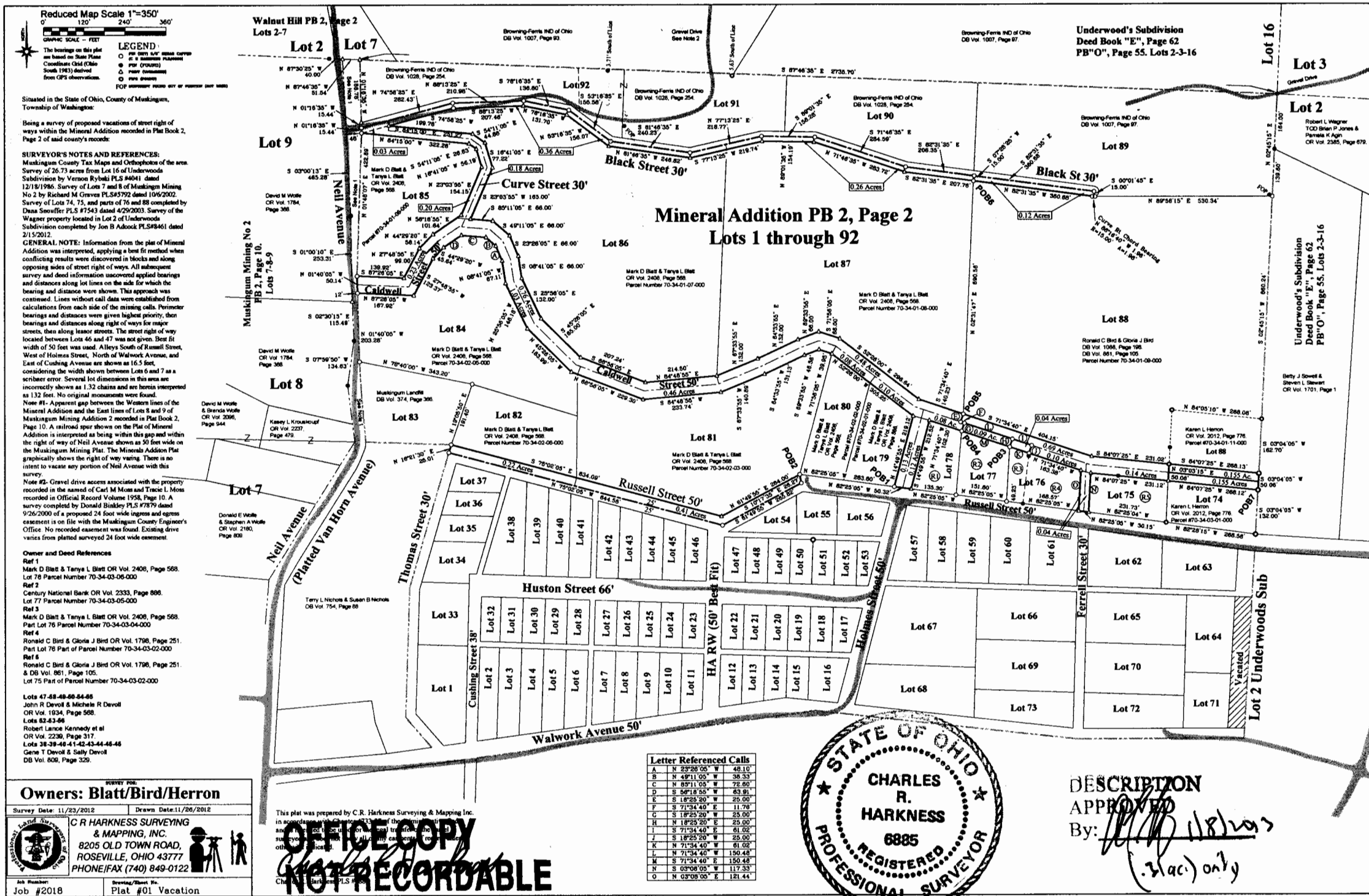
The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on November 23, 2012 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, unless otherwise indicated.

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

DESCRIPTION  
APPROVED  
By: *[Signature]* 11/23/12





Reduced Map Scale 1"=350'

GRAPHIC SCALE - FEET

0 120 240 360

LEGEND

- or dot 1/4" = 100' corner
- or dot 1/2" = 100' corner
- or dot 3/4" = 100' corner
- or dot 1" = 100' corner
- or dot 1 1/2" = 100' corner
- or dot 2" = 100' corner
- or dot 3" = 100' corner
- or dot 4" = 100' corner
- or dot 6" = 100' corner
- or dot 8" = 100' corner
- or dot 10" = 100' corner
- or dot 12" = 100' corner
- or dot 14" = 100' corner
- or dot 16" = 100' corner
- or dot 18" = 100' corner
- or dot 20" = 100' corner
- or dot 22" = 100' corner
- or dot 24" = 100' corner
- or dot 26" = 100' corner
- or dot 28" = 100' corner
- or dot 30" = 100' corner
- or dot 32" = 100' corner
- or dot 34" = 100' corner
- or dot 36" = 100' corner
- or dot 38" = 100' corner
- or dot 40" = 100' corner
- or dot 42" = 100' corner
- or dot 44" = 100' corner
- or dot 46" = 100' corner
- or dot 48" = 100' corner
- or dot 50" = 100' corner
- or dot 52" = 100' corner
- or dot 54" = 100' corner
- or dot 56" = 100' corner
- or dot 58" = 100' corner
- or dot 60" = 100' corner
- or dot 62" = 100' corner
- or dot 64" = 100' corner
- or dot 66" = 100' corner
- or dot 68" = 100' corner
- or dot 70" = 100' corner
- or dot 72" = 100' corner
- or dot 74" = 100' corner
- or dot 76" = 100' corner
- or dot 78" = 100' corner
- or dot 80" = 100' corner
- or dot 82" = 100' corner
- or dot 84" = 100' corner
- or dot 86" = 100' corner
- or dot 88" = 100' corner
- or dot 90" = 100' corner
- or dot 92" = 100' corner
- or dot 94" = 100' corner
- or dot 96" = 100' corner
- or dot 98" = 100' corner
- or dot 100" = 100' corner

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

Being a survey of proposed vacation of street right of ways within the Mineral Addition recorded in Plat Book 2, Page 2 of said county's records:

**SURVEYOR'S NOTES AND REFERENCES:**

Muskingum County Tax Maps and Orthophotos of the area. Survey of 26.73 acres from Lot 16 of Underwoods Subdivision by Vernon Rybicki PLS #4041 dated 12/18/1986. Survey of Lots 7 and 8 of Muskingum Mining No 2 by Richard M. Groves PLS #545792 dated 10/6/2002. Survey of Lots 74, 75, and parts of 76 and 83 completed by Dana Snouffer PLS #7543 dated 4/29/2003. Survey of the Wagner property located in Lot 2 of Underwoods Subdivision completed by Jon B. Adcock PLS #59461 dated 2/15/2012.

**GENERAL NOTE:** Information from the plat of Mineral Addition was interpreted, applying a best fit method when conflicting results were discovered in blocks and along opposing sides of street right of ways. All subsequent survey and deed information uncovered applied bearings and distances along lot lines on the side for which the bearing and distance were shown. This approach was continued. Lines without call data were established from calculations from each side of the missing calls. Perimeter bearings and distances were given highest priority, then bearings and distances along right of ways for major streets, then along lesser streets. The street right of way located between Lots 46 and 47 was not given. Best fit width of 50 feet was used. Alleys South of Russell Street, West of Holmes Street, North of Walwork Avenue, and East of Cushing Avenue are shown as 16.5 feet, considering the width shown between Lots 6 and 7 as a scriber error. Several lot dimensions in this area are incorrectly shown as 132 feet and are herein interpreted as 132 feet. No original monuments were found.

Note #1- Apparent gap between the Western lines of the Mineral Addition and the East lines of Lots 8 and 9 of Muskingum Mining Addition 2, recorded in Plat Book 2, Page 10. A railroad spur shown on the Plat of Mineral Addition is interpreted as being within this gap and within the right of way of Neil Avenue shown as 50 feet wide on the Muskingum Mining Plat. The Mineral Addition Plat graphically shows the right of way varying. There is no intent to vacate any portion of Neil Avenue with this survey.

Note #2- Gravel drive access associated with the property recorded in the name of Carl M. Moss and Trace L. Moss recorded in Official Record Volume 1938, Page 10. A survey completed by Donald Binkley PLS #7879 dated 9/26/2000 of a proposed 24 foot wide ingress and egress easement is on file with the Muskingum County Engineer's Office. No recorded easement was found. Existing drive varies from platted surveyed 24 foot wide easement.

**Owner and Deed References**

Ref 1  
Mark D Blatt & Tanya L Blatt OR Vol. 2406, Page 568.  
Lot 78 Parcel Number 70-34-03-06-000

Ref 2  
Century National Bank OR Vol. 2333, Page 886.  
Lot 77 Parcel Number 70-34-03-05-000

Ref 3  
Mark D Blatt & Tanya L Blatt OR Vol. 2406, Page 568.  
Part Lot 76 Parcel Number 70-34-03-04-000

Ref 4  
Ronald C Bird & Gloria J Bird OR Vol. 1796, Page 251.  
Part Lot 76 Part of Parcel Number 70-34-03-02-000

Ref 5  
Ronald C Bird & Gloria J Bird OR Vol. 1796, Page 251.  
DB Vol. 861, Page 105.  
Lot 75 Part of Parcel Number 70-34-03-02-000

Lots 47-58-60-64-65  
John R Devoll & Michele R Devoll  
OR Vol. 1934, Page 568.

Lots 62-63-64  
Robert L. Kennedy et al  
OR Vol. 2236, Page 317.

Lots 38-39-40-41-42-43-44-46-48  
Gene T Devoll & Sally Devoll  
DB Vol. 806, Page 329.

**Owners: Blatt/Bird/Herron**

Survey Date: 11/23/2012 Drawn Date: 11/26/2012

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

Job Number: Job #2018  
Drawing/Block No.: Plat #01 Vacation

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Letter Referenced Calls	
A	N 23°26'05" W 48.10'
B	N 48°11'05" W 58.33'
C	N 89°11'05" W 72.80'
D	S 50°18'55" W 63.91'
E	S 18°25'20" W 25.00'
F	S 71°34'40" E 11.78'
G	S 18°25'20" W 25.00'
H	N 18°25'20" W 25.00'
I	S 71°34'40" E 61.02'
J	S 18°25'20" W 25.00'
K	N 71°34'40" E 61.02'
L	N 71°34'40" E 150.48'
M	S 71°34'40" E 150.48'
N	S 03°08'05" W 117.33'
O	N 03°08'05" W 121.44'



DESCRIPTION  
APPROVED  
By: *[Signature]*  
(.31 ac) only