

DESCRIPTION OF SURVEY FOR RUSSELL D JAMES

JOB#1743.DES

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

Being part of Quarter Township #4, Township #1, Range #7, of the US Military District, being part of the Russell D James property described in Official Record Volume 1843, Page 200 of said county's deed records, known as Muskingum County Auditor's Parcel Number 71-70-88-04-01-002, and more particularly described as follows;

Commencing at an iron pin (found) at the Northern corner for Lots #20 & #21 of Kimberly Hills recorded in Plat Book 15, Page 58;

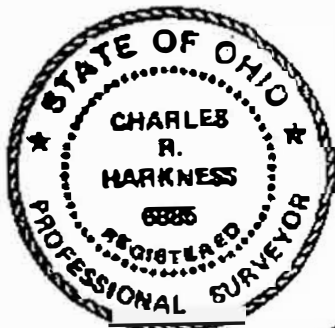
- TIE-1 THENCE North 89 degrees 19 minutes 10 seconds West 84.03 feet** along the North line of said Lot #20 and Kimberly Hills to an iron pin (found) at the common corner for the Adam W Moore property recorded in Official Record Volume 1879, Page 677 and for the Richard Abele property recorded in Deed Book Volume 401, Page 493, passing an axle (found) at 20.97 feet being the Southeast corner of said Moore property;
- TIE-2 THENCE North 02 degrees 16 minutes 20 seconds West 1131.27 feet** along the East line of said Abele property and West lines of said Moore property and of the Russell D James property recorded in Official Record Volume 2032, Page 720 to an iron pin (found) at the place of beginning of the property herein intended to be described, passing a common corner for said Moore and James properties at 283.97 feet;
- #1- THENCE North 02 degrees 16 minutes 20 seconds West 328.26 feet** continuing along the common line for said James and Abele properties to an iron pin (set);
- #2- THENCE North 78 degrees 32 minutes 40 seconds East 182.65 feet** crossing said James property described in Official Record Volume 1843, Page 200 to an unmarked point on the common line of said James properties, also being the West line of an easement described in Official Record Volume 2032, Page 720, passing an iron pin (set) at 172.65 feet;
- #3- THENCE along a curve to the left having a chord bearing South 01 degrees 26 minutes 15 seconds East 22.12 feet**, a radius of 759.59 feet, and arc length of 22.12 feet, along the common line for said James properties and West line of said easement to an unmarked point;
- #4- THENCE South 02 degrees 16 minutes 20 seconds East 335.29 feet** continuing along said James properties and West line of said easement to an unmarked point in an existing pond, passing an iron pin (found) at 270.29 feet;
- #5- THENCE South 87 degrees 43 minutes 40 seconds West 180.00 feet** continuing along said James properties and leaving said easement to the place of beginning, containing 1.42 acres.

This parcel is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval and is to be transferred to and become part of the adjoining Auditor's Parcel Number 70-88-04-01-001.

The bearings within this description are based on the West line of the John Phelps property as surveyed by L P Dinan PLS #5451 dated 3/5/2001. 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 January 9, 2009 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.

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NOT RECORDABLE
Charles R. Harkness PLS #6885



DESCRIPTION

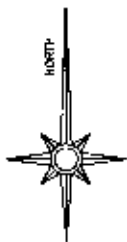
APPROVED

By: *[Signature]*

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

1/9/09
Date

[Signature]
F...



120 0 120 240 360

GRAPHIC SCALE - FEET

The bearings on this plat are based on the West line of the Phelps property as surveyed by L Peter Dinan PLS #5441 dated 3-5-2001. Conversion of bearings to State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations required a clockwise rotation of 2degrees 31 minutes 42 seconds.

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- ⊗ AXLE (FOUND)
- ⊙ PIPE (FOUND)

US Route #40 (East Pike)

Russell D James
OR Vol. 1843,
Page 700.
Parcel #
71-70-88-04-01-002

1.68 Acres

Existing Drive and Easement running to US Route #40, set forth in prior deeds.

Richard Abele
DB Vol. 401,
Page 493.

Russell D James
OR Vol. 1843,
Page 200.
Part of Parcel #
71-70-88-04-01-002

1.42 Acres

Non Exclusive 60' Easement

Chord Bearing 143.08
S 01°28'15"E 22.12'
R=759.59' A=22.12'

Russell D James
OR Vol. 2032, Page 720.
71-70-88-04-01-001

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SURVEYOR'S NOTES & REFERENCES:
Muskingum Co. Tax and Orthophots of the area. US Route #40 Right of way Plans. Previous survey completed by Charles R. Harkness PLS #6885 (Job #1162 dated 3-30-2002).

Note #1- This parcel is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval and is to be transferred to and become part of the adjoining Auditor's Parcel Number 70-88-04-01-001.

DESCRIPTION APPROVED

By: *[Signature]* 1/15/2009

Luburgh Holdings LTD
OR Vol. 1918, Page 842.



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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
Date 1/29/09

Adam W Moore
OR Vol. 1679,
Page 677.

Richard L & Nancy A Melvin
OR Vol. 1693, Page 628.

Commencing Point

Lot #18 Lot #19 Lot #20 Lot #21
Kimberly Hills PB 15, Page 58.

SURVEY FOR:	
RUSS JAMES	
East Pike, Zanesville, Ohio 43701	
SURVEY DATE: 1/9/2009	DRAWN DATE: 1/12/2009
QTR TWP: #4 TWP: #1 R: #7 TWP: Washington 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 #1743	Plat #01