

70-88-04-02-000

DESCRIPTION OF SURVEY FOR RICHARD ROY ABELE

JOB#2015

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, further **being all of** the Richard Roy Abele & Jean C Abele property recorded in Deed Book Volume 401, Page 493, of said county's deed records, further **being all of** Muskingum County Auditor's **Parcel Number 70-88-04-02-000**, and more particularly described as follows;

Commencing at an iron pin (found) at the Northwest corner of Lot 14 of Kimberly Hills as recorded in Plat Book 14, Page 9;

- TIE-** **South 88 degrees 41 minutes 45 seconds East 509.76 feet** along the North line of said Kimberly Hills and South line of the David E Brinkman property recorded in Deed Book Volume 1121, Page 532 and for the David K Harris and Francis K Zemba property recorded in Official Record Volume 2347, Page 480 to an iron pin (set) at the place of beginning for the property herein intended to be described;
- #1-** **THENCE North 02 degrees 47 minutes 00 seconds East 1689.92 feet** along the common line for said Abele and Harris/Zemba properties, also along the David R Chester and Lisa M Chester property recorded in Deed Book Volume 992, Page 292 to an unmarked point in the center line of US Route 22 and 40 (East Pike), passing an iron pin (set) at 1616.46 feet;
- #2-** **THENCE North 69 degrees 28 minutes 55 seconds East 281.05 feet** along said center line to the unmarked Northwest corner for the Russel D James and Patricia James property recorded in Official Record Volume 2252, Page 220;
- #3-** **THENCE South 00 degrees 03 minutes 25 seconds East 1794.34 feet** leaving said road and along said Abele and James properties, also along RT & K Properties LLC properties recorded in Official Record Volume 2252, Page 217 and Official Record Volume 2253, Page 402, also along the Adam W Moore property recorded in Official Record Volume 1679, Page 677 to an iron pin (found) on the North line of Lot 20 of said Kimberly Hills, passing an axle (found) at 50.21 feet and iron pin (found) at 663.07 feet;
- #4-** **THENCE North 88 degrees 41 minutes 45 seconds West 347.14 feet** along the North line of said Kimberly Hills to the place of beginning, **containing 12.16 acres**, of which 0.37 acres are within the right of way for US Route 22/40 (East Pike).

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 6, 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.

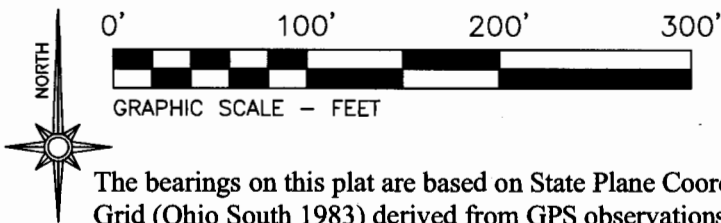
**OFFICE COPY**  
**NOT RECORDABLE**  
Charles R. Harkness

DESCRIPTION

APPROVED

By: *[Signature]* 11/8/2012





## LEGEND

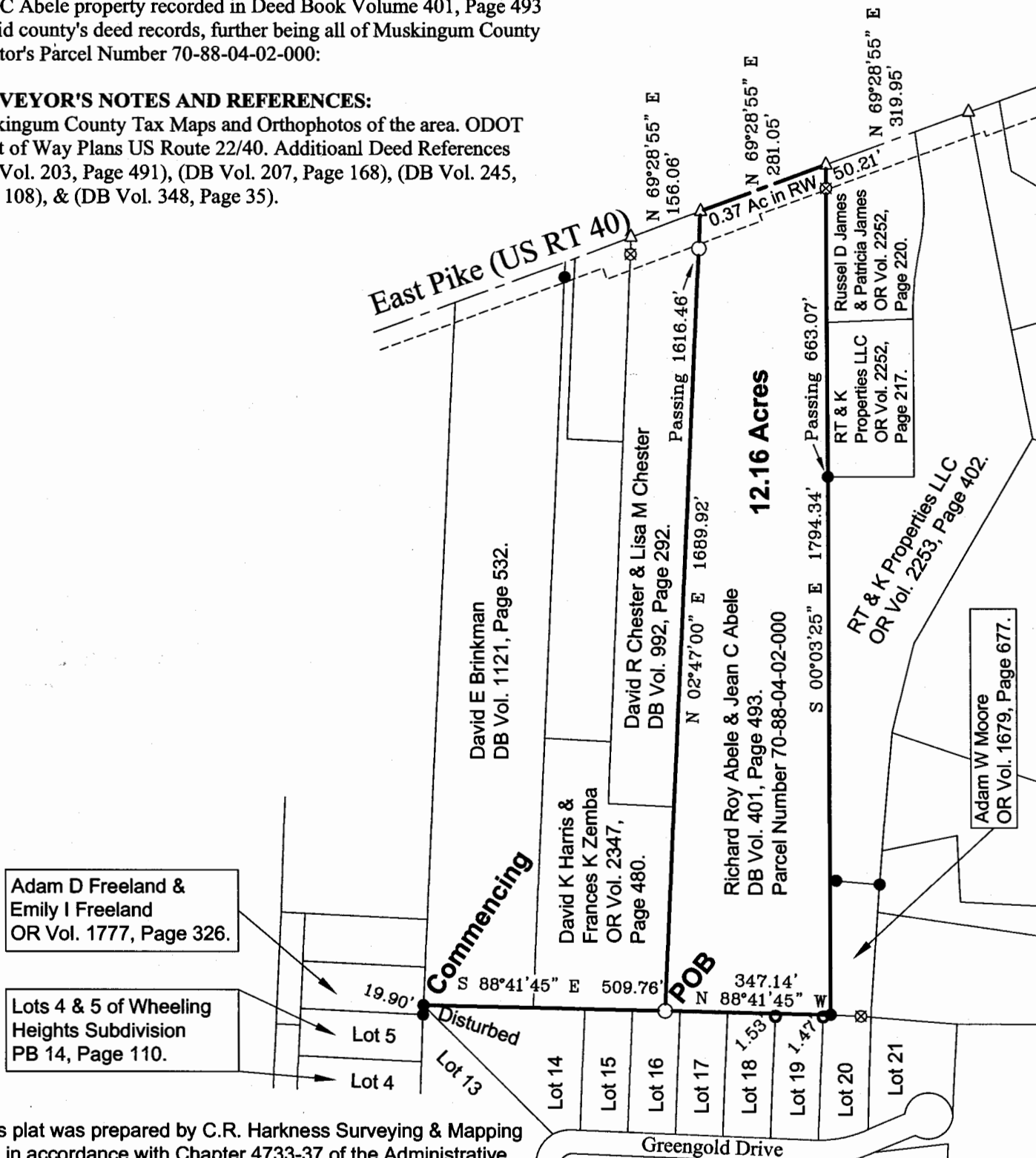
- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)
- ⊗ AXLE (FOUND)

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

Being part of the Quarter Township 4, Township 1, Range 7, of the US Military District, further being all of the Richard Roy Abele and Jean C Abele property recorded in Deed Book Volume 401, Page 493 of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 70-88-04-02-000:

## SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. ODOT Right of Way Plans US Route 22/40. Additionl Deed References (DB Vol. 203, Page 491), (DB Vol. 207, Page 168), (DB Vol. 245, Page 108), & (DB Vol. 348, Page 35).



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 parcel surveyed and does not show all or any easments of record, unless otherwise indicated.

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**NOT RECORDABLE**

DESCRIPTION  
APPROVED  
By: *[Signature]*



<p>SURVEY FOR:</p> <p><b>Richard Roy Abele</b></p>	<p>HARKNESS SURVEYING &amp; MAPPING, INC.</p> <p>8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122</p> <p>SURVEYED: 11/06/12 DRAWN: 11/07/12</p> <p>JOB NUMBER Job#2015</p> <p>DRAWING / SHEET # Plat #01</p>
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**Thomas and Susan M. Piecynski**  
**OR 2515-558**  
**Remainder of Parcel One +/-7.706 acre**  
**All of: 70-88-04-02-000**

Situated in the State of Ohio, County of Muskingum, Township of Washington, bounded and described as follows:

Being a part of Quarter Township 4, Township 1, Range 7, United States Military Lands and being all of the remainder of Parcel One of lands now owned by Thomas and Susan M. Piecynski as recorded in Muskingum County Official Record 2515, Page 558 and being more particularly described as follows:

Beginning for reference at the northwest corner of Lot 14 of Kimberly Hills subdivision as the same is designated and delineated on Muskingum County Plat Book 14, Page 9;

thence along the north line of said Kimberly Hills, South 88 degrees 42 minutes 09 seconds East 509.76 feet (by prior deed) to an iron pin found;

thence along the west line of lands now owned by Kevin and Paula Coveney (OR 2792-609) and the east line of lands now owned by David K. Harris and Frances K. Zemba (OR 2347-480) and David R. and Lisa M. Chester (DR 992-292), North 02 degrees 46 minutes 30 seconds East 582.44 feet to an iron pin set and the principal place of beginning;

thence continuing along said Chesters' east line North 02 degrees 46 minutes 30 seconds East 1107.39 feet to a point on the centerline of US Route 40, passing an iron pin found at 1033.93 feet;

thence along said centerline of US Route 40 North 69 degrees 27 minutes 54 seconds East 281.07 feet to a point;

thence South 00 degrees 03 minutes 39 seconds East 50.27 feet to an axle found on the northwest corner of lands now owned by Russell D. and Patricia James (OR 2252-220);

thence along the west line of said James' lands, RT & K Properties, LLC (OR 2252-217) and (OR 2253-402), South 00 degrees 03 minutes 39 seconds East 1161.62 feet to an iron pin set on the northeast corner of said Coveney's lands;

thence along the north line of said Coveney's lands, North 88 degrees 42 minutes 08 seconds West 318.19 feet to the principal place of beginning, containing 7.706 acres, more or less, subject to all easements and right of ways, written or implied.

Iron pins set are 5/8 inch x 30 inch long rebar with a plastic ID cap.

Bearings are based on Ohio State Plane Coordinate System, NAD 83, South Zone, Grid South, as per GPS observations made on May 16, 2018.

This description is written based on a survey completed June 06, 2018 by Timothy H. Linn, Reg. No. 7113.

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Timothy H. Linn, PS,  
Reg. No. 7113

3/20/18  
Date

**Parcel No.:**

All of: 70-88-04-02-000 +/-7.706 ac.

DESCRIPTION  
APPROVED

By: [Signature] 3/20/18





**SITUATED IN**

The State of Ohio, County of Muskingum, Township of Washington, and being a part of Quarter Township 4, T-1, R-7, United States Military District.

**REFERENCES**

As shown on plat.

DESCRIPTION  
APPROVED

By: *[Signature]*

**PARCEL NO.**

All of: 70-88-04-02-000 (±7.706 ac.)

**BASIS OF BEARING**

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 as per GPS observations made 5/16/18.

**LEGEND**

- Iron Pin Set, 5/8" rebar
- Iron Pipe Found
- Iron Pin Found
- Axle Found
- Z— Property Hook
- P.P.O.B. Principal Place of Beginning

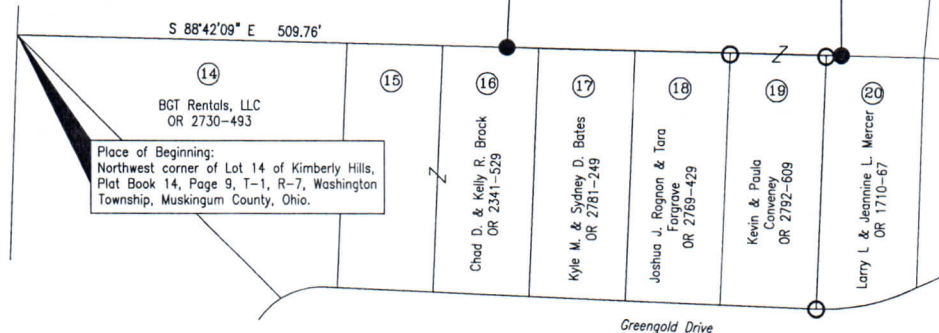
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NOT RECORDABLE**

Timothy H. Linn, P.S.  
Reg. No. 7113

*8/20/18*  
Date



David K. Harris & Frances K. Zemba  
OR 2347-480



Project No.: 70-88-Piecynski



Linn Engineering, Inc.  
Civil Engineering Consultants  
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740-452-7434