

**DESCRIPTION OF SURVEY FOR
DUNCAN FALLS LEASE PROPERTIES LLC
JOB#2481**

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

Being part of Lots 1 and 2 of Block 6, Duncan Falls recorded in Deed Book "Z", Page 131 and re-recorded in Plat Book 2, Page 67, further **being all of** the Duncan Falls Lease Properties LLC property recorded in **Official Record Volume 2645, Page 741** of said county's deed records, further **being all of** Muskingum County **Auditor's Parcel Numbers 73-90-03-12-000 and 73-90-03-13-000**, and more particularly described as follows;

Beginning at a cotton gin spike (set) at the Southwest corner of Lot 1 of Block 6 of Duncan Falls, further being on the East line of Mill Street;

- #1- THENCE North 16 degrees 38 minutes 57 seconds East 100.99 feet** along the West line of Lot 1 and East line of Mill Street to an iron pin (found) at a corner of the State of Ohio property recorded in Official Record Volume 2375, Page 682;
- #2- THENCE North 71 degrees 01 minutes 54 seconds East 28.03 feet** crossing Lot 1 and along a line of said State of Ohio property to an iron pin (set) on the North line of Lot 1, further being on the South line of Main Street (State Route 60);
- #3- THENCE South 71 degrees 37 minutes 57 seconds East 63.20 feet** along the South line of Main Street and North line of Lots 1 and 2 to an iron pin (set) at a common corner for said Duncan Falls Lease Properties LLC property and Sharon K Silvus property recorded in Official Record Volume 2742, Page 781;
- #4- THENCE South 16 degrees 38 minutes 12 seconds West 116.94 feet** leaving Main Street and crossing Lot 2 and along the common line of said Duncan Falls Lease and Silvus properties to a cotton gin spike (set) on the South line of Lot 2;
- #5- THENCE North 72 degrees 20 minutes 24 seconds West 86.00 feet** along the South line of Lots 2 and 1 and North line of a 12 foot wide alley referenced by deeds of the area, to the place of beginning, containing 0.07 acres being all of Parcel Number 73-90-03-12-000 and 0.16 acres being all of Parcel Number 73-90-03-13-000, for a **total of 0.23 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 March 30, 2018 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 any apparent easements nor easements of record, unless otherwise indicated.


Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED
By: 

