

81-35-01-11
1214 DILLON RD

DESCRIPTION OF SURVEY FOR TIMOTHY AND MICHELLE TALBERT JOB#1756-3

Situated in the State of Ohio, County of Muskingum, City of Zanesville:

Being part of the Unrecorded Wheeler Place Addition, in the Northeast Quarter, of Section #6, of Township #12, Range #13, of the Congress Lands East of the Scioto River, being all of the Timothy M Talbert and Michelle L Talbert properties recorded in Official Record Volume 2226, Page 299, Official Record Volume 2098, Page 491, and Official Record Volume 2230, Page 69 of said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers 81-35-01-10-000, 81-35-01-11-000, and 81-36-01-03-001 and more particularly described as follows:

Commencing at an iron pin (found) at the common Northern corner of Lots #5 and #6 of John Dillon's Sub recorded in Deed Book 7, Page 68;

- TIE-1 THENCE South 88 degrees 50 minutes 05 seconds East 340.55 feet** along the North line of said Lot #6 to a stone (found) at the Northeast corner of the Jeffery E Bugglin and Cindy E Bugglin property recorded in Official Record Volume 1740, Page 450, also being on the West line of Calvert Street;
- TIE-2 THENCE South 32 degrees 20 minutes 05 seconds East 155.10 feet** along Calvert Street to an iron pin (found) at the Southeast corner of said J & C Bugglin property;
- TIE-3 THENCE South 31 degrees 48 minutes 25 seconds East 47.16 feet** crossing Salina Road to an unmarked point on the South line of Salina Road;
- TIE-4 THENCE North 71 degrees 57 minutes 30 seconds East 232.47 feet** along the South line of Salina Road to an unmarked point;
- TIE-5 THENCE North 64 degrees 45 minutes 30 seconds East 114.73 feet** continuing along the South line of Salina Road to an iron pin (set) at a common corner for the said Talbert property and for the Elsworth E Worden Sr. property recorded in Deed Book Volume 1141, Page 935, also being the place of beginning for the property herein intended to be described;
- #1- THENCE North 64 degrees 45 minutes 30 seconds East 211.77 feet** continuing along Salina Road to an iron pin (set), passing an iron pin (set) at 100.00 feet;
- #2- THENCE South 87 degrees 54 minutes 30 seconds East 65.00 feet** continuing along Salina Road to an iron pin (set) at a common corner for said Talbert property and for the Steve C Angler property recorded in Deed Book Volume 1139, Page 61;
- #3- THENCE South 02 degrees 05 minutes 30 seconds West 100.00 feet** leaving Salina Road and along the common line for said Talbert and Angler properties to an iron pin (set) at a common corner for said Angler property and for the Elsworth F Worden Jr. property recorded in Deed Book Volume 1044, Page 141;
- #4- THENCE South 02 degrees 05 minutes 30 seconds West 45.00 feet** along said Talbert property as recorded in Official Record Volume 2230, Page 69 to an iron pin (set);
- #5- THENCE South 69 degrees 40 minutes 45 seconds West 109.25 feet** continuing along said Talbert property as recorded in Official Record Volume 2230, Page 69 to an iron pin (set);
- #6- THENCE North 19 degrees 04 minutes 55 seconds West 49.58 feet** continuing along said Talbert property as recorded in Official Record Volume 2230, Page 69 to a drill hole in concrete;
- #7- THENCE South 64 degrees 45 minutes 30 seconds West 99.41 feet** along said Talbert and Worden properties to an iron pin (set) at a common corner for said Talbert property and for said Elsworth E Worden Sr. property;
- #8- THENCE North 25 degrees 14 minutes 30 seconds West 100.00 feet** along said Talbert and Worden Sr properties to the place of beginning, containing 0.72 acres.

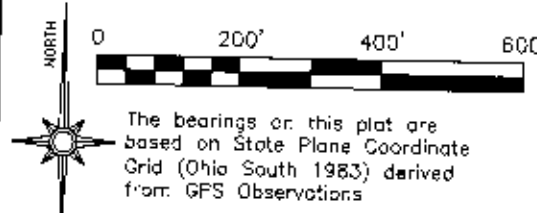
The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on May 1, 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 any easements of record, nor encroachments unless otherwise indicated.

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NOT RECORDED
Charles R. Harkness
Charles R. Harkness P.L.S. #6885



DESCRIPTION
APPROVED
By: [Signature] 9/30/2009



- LEGEND**
- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)
 - PIN (FOUND)
 - ⊙ PIPE (FOUND)
 - △ POINT (UNMARKED)
 - ⊞ DRILL HOLE IN CONCRETE (SET)
 - ⊞ STONE (FOUND) MARKED
 - PIN (FOUND) NOT USED

Situated in the State of Ohio, County of Muskingum, City of Zanesville;

Being part of the Unrecorded Wheeler Place Addition, in the Northeast Quarter, of Section #6, of Township #12, Range #13, of the Congress Lands East of the Scioto River, being all of the Timothy M Talbert and Michelle L Talbert properties recorded in Official Record Volume 2226, Page 299, Official Record Volume 2098, Page 491, and Official Record Volume 2230, Page 69 of said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers 81-35-01-10-000 (0.23 Acres), 81-35-01-11-000 (0.37 Acres), and 81-36-01-03-001 (0.12 Acres);

SURVEYOR'S NOTES & REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Tax Plats of Zanesville. Survey completed by Kevin Cannon PLS #7224 dated 4-9-2008. Deed References Book & Page (288-452), (300-339), (309-428), (342-218), (362-393), (362-395), (362-397), 8 (415-171).

Note #1- No recorded easement was found for the existing gravel drive used as access by the surveyed parcel. The drive crosses the the Elsworth Worden Jr. and Sr. properties to reach South Calvert Street

Note #2- Salina Road was surveyed as described in Deed Book Volume 191, Page 82, being the first recorded description of the road referenced as being part of Unrecorded Wheeler's Place Addition, Salina Road is also called Dillon Road.

Note #3- Salina Road was not surveyed.

Note #4- Survey completed on 5/1/09, references updated only.

REF 1- Timothy M Talbert and Michelle Talbert OR Vol. 2098, Page 491.

REF 2- Timothy M Talbert and Michelle Talbert OR Vol. 2230, Page 69.

REF 3- Timothy M Talbert and Michelle Talbert OR Vol. 2226, Page 299.

REF 4- Elsworth E Worden Sr. DB Vol. 1141, Page 935.

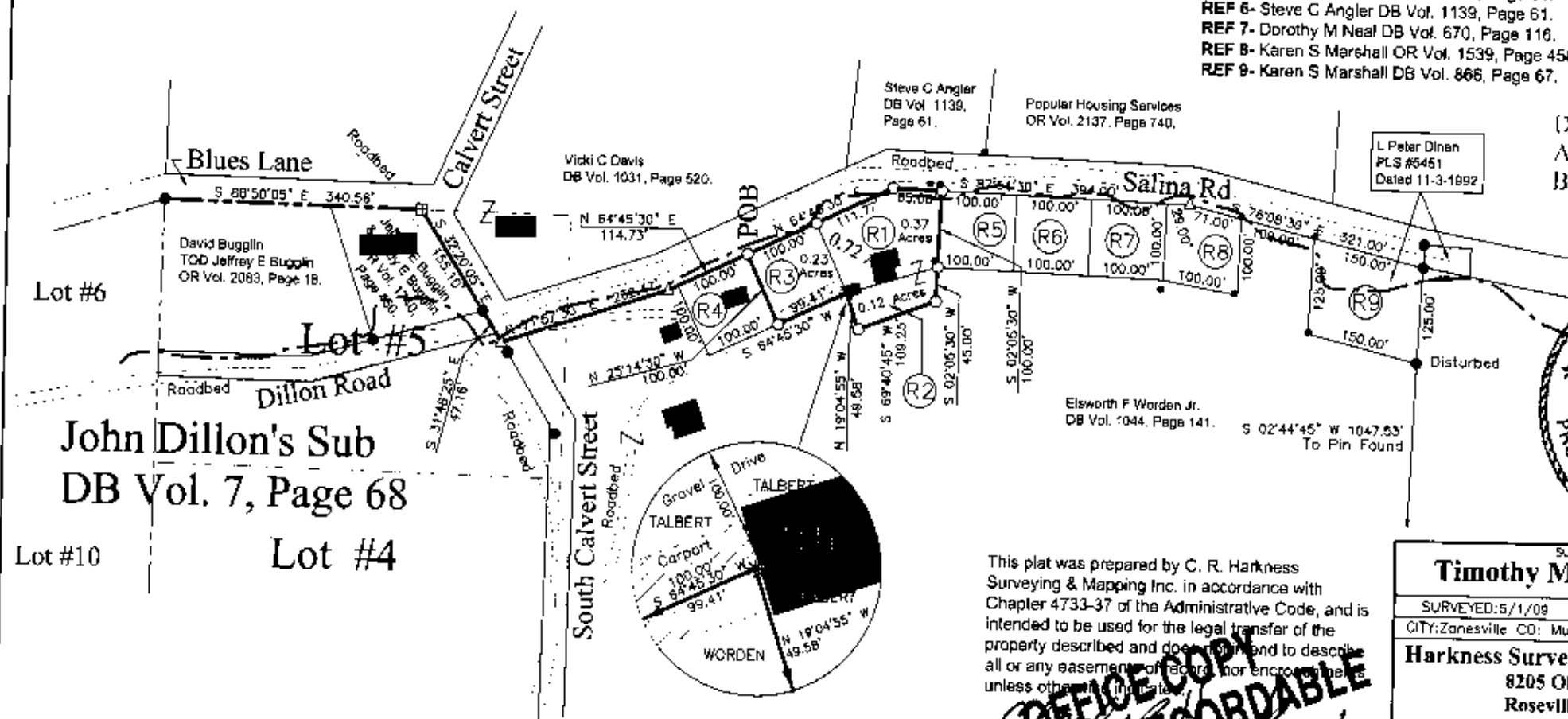
REF 5- Steve C Angler DB Vol. 1139, Page 61.

REF 6- Steve C Angler DB Vol. 1139, Page 61.

REF 7- Dorothy M Neal DB Vol. 670, Page 116.

REF 8- Karen S Marshall OR Vol. 1539, Page 458.

REF 9- Karen S Marshall DB Vol. 866, Page 67.



DESCRIPTION

APPROVED
By: *[Signature]* 4/30/09



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 or factors nor encroachments unless otherwise indicated.

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Charles R. Harkness PLS #6885 Date 9-24-09

SURVEY FOR:	
Timothy M Talbert	
SURVEYED: 5/1/09	DRAWN: 9/24/09
CITY: Zanesville CO: Muskingum ST: Ohio	
Harkness Surveying & Mapping, Inc.	
8205 Old Town Road	
Roseville, Ohio 43777	
Phone/Fax (740) 849-0122	
JOB NUMBER	DRAWING / SHEET NUMBER
Job# 1756	Plat: #03