

DESCRIPTION OF SURVEY FOR ROXIE A BROWN

JOB#2296

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

Being part of the Southwest Quarter, of Section 4, Township 12, Range 13, of the Congress Lands East of the Scioto River, further **being all of** the Roxie A Brown property recorded in **Official Record Volume 2260, Page 123** of said county's deed records, also **being all of** Muskingum County **Auditor's Parcel Number 81-45-01-01-000**, and more particularly described as follows;

Commencing at an iron pin (found) at the Southwest corner of Lot 1 of Sandy Ridge Subdivision recorded in Plat Book 7, Page 54, further being located on the North right of way line for State Route 146 (Chandlersville Road) and within Wayne Township of Muskingum County;

**TIE-1 THENCE South 03 degrees 36 minutes 15 seconds West 30.00 feet** extending the West line of said Lot 1 to an unmarked point in the center line of said road;

**TIE-2 THENCE North 88 degrees 52 minutes 54 seconds West 52.47 feet** along said centerline to an unmarked point;

**TIE-3 THENCE South 89 degrees 34 minutes 16 seconds West 60.23 feet** continuing along said centerline to an unmarked point on the Corporation line of Zanesville and the place of beginning for the property herein intended to be described;

**#1- THENCE South 03 degrees 03 minutes 07 seconds West 404.95 feet** leaving said road and along the common line for Zanesville and Wayne Township, further being a common line for said Brown property located in the City of Zanesville and for the Thomas K Cramer and Dale M Cramer property recorded in Official Record Volume 1964, Page 531 and for the Paul Construction Company Inc. Property recorded in Official Record Volume 2265, Page 85 both located in said Wayne Township, to an iron pin (set), passing an iron pin (set) at 57.72 feet, and iron pipe (found) at 390.29 feet;

**#2- THENCE North 86 degrees 54 minutes 00 seconds West 76.00 feet** into the City of Zanesville and along a common line for said Brown property and for the John J Shustar property recorded in Deed Book Volume 1091, Page 119 to an iron pipe (found) at a common corner for said Brown property and for the Lawrence N Rota II, and Kimberley G Rota property recorded in Official Record Volume 1949, Page 273;

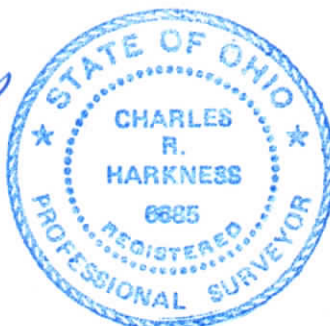
**#3- THENCE North 03 degrees 03 minutes 03 seconds East 396.70 feet** along said Brown and Rota properties to an unmarked point in the centerline of said State Route 146 (Sharon Avenue), passing an iron pipe (found) at 376.75 feet;

**#4- THENCE North 86 degrees 54 minutes 35 seconds East 76.45 feet** along said road to the place of beginning, **containing 0.70 acres**, of which 0.11 acres are within the right of way of State Route 146 (Sharon Avenue).

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).

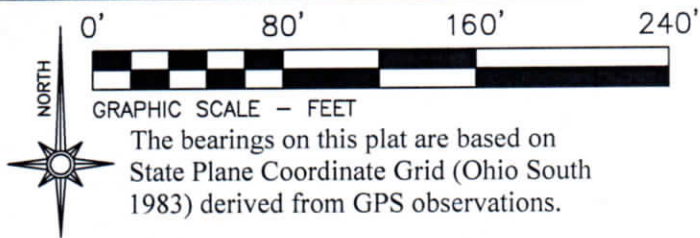
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on January 20, 2016 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.

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



**DESCRIPTION**  
**APPROVED**  
By: *[Signature]* 1/19/2016



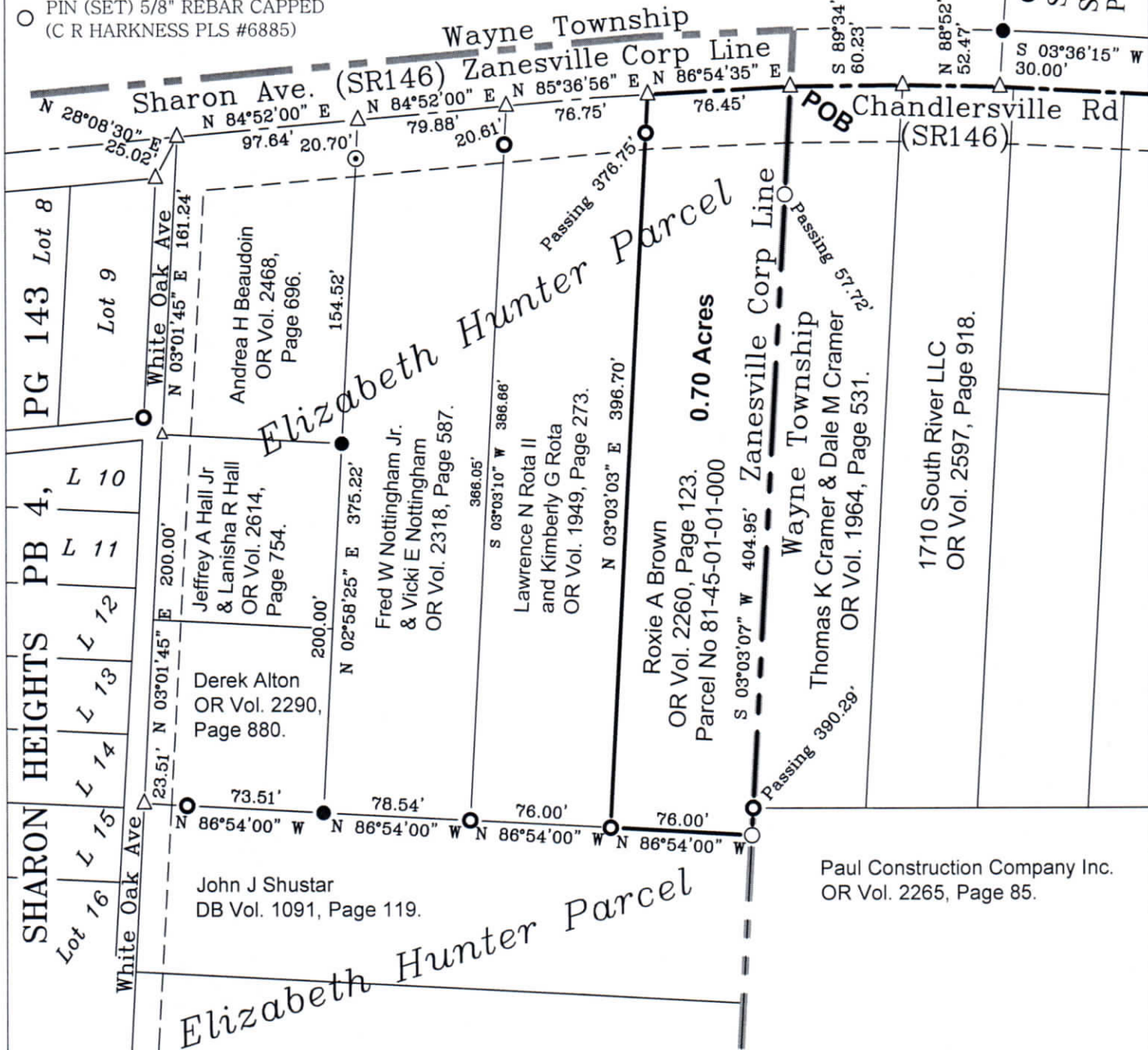


- LEGEND**
- PIPE (FOUND) ● RAILROAD SPIKE (FOUND)
  - PIN (FOUND) ▲ POINT (UNMARKED)
  - PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)

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Commencing SW Cor Lot 1 Sandy Ridge Sub PB 7, Page 54.



**SURVEYOR'S NOTES AND REFERENCES:**

Muskingum County Tax Maps and Orthophotos of the area. Previous Surveys by Charles R Harkness PLS #6885 (Job 1881 dated 11-29-2010), (Job 1376 dated 7-29-2004) & (Job 1180 dated 3-28-2002).

**Note #1-** Elizabeth Hunter Parcel referenced in County Clerk's Book 35, Page 629.

**Note #2-** City Records list the right of way for Sharon Ave. (SR 146) being 60 feet wide and occupying 0.11 acres of the property surveyed.

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 to describe all or any easements of record, nor encroachments unless otherwise indicated

Charles R. Harkness PLS #6885

**SURVEY FOR:**  
**Roxie A Brown**



HARKNESS SURVEYING & MAPPING, INC.  
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SURVEYED: 1-20-2016 DRAWN: 2-9-2016

JOB NUMBER  
Job#2296

DRAWING / SHEET NUMBER  
Plat #01

