

81-54-01-13  
1371 SHARON AVE.

DESCRIPTION OF SURVEY FOR CECIL HARPER

JOB#1166-4

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

Being part of Lot #3 of Best Subdivision as recorded in Deed Book "B", Page 457 further **being all of** the Cecil Harper property recorded in Deed Book Volume 1158, Page 149 of said county's deed records, known as Muskingum County Auditor's Parcel Number 81-54-01-13-000, and more particularly described as follows;

Commencing at the common Southern corner for Lots #2 & #3 of said Best Subdivision located on the North side of Sharon Avenue; **THENCE South 85 degrees 29 minutes 50 seconds West 88.00 feet** along the South line of said Lot #3 and North line of Sharon Avenue to an iron pin (set) at a common corner for said Harper property and for the J Snider property recorded in Deed Book Volume 1149, Page 702, as established by Common Pleas Court Case #33169 on September 12, 1945, also being the place of beginning of the property herein intended to be described;

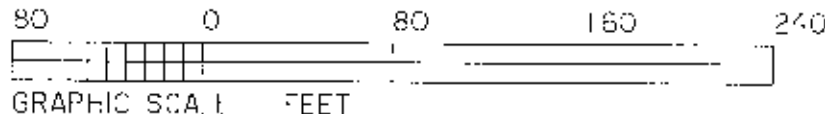
- #1- **THENCE South 85 degrees 29 minutes 50 seconds West 50.00 feet** continuing along the South line of said Lot #3 and North line of Sharon Avenue to an iron pin (set) at the common corner for said Harper property and for the D Gladman property recorded in Deed Book Volume 898, Page 171 also established by said Court Case;
- #2- **THENCE North 03 degrees 18 minutes 10 seconds East 200.00 feet** leaving said road and Lot line, and along the common line for said Harper and Gladman properties as established by said Court Case, to an iron pin (set) on the South line of a 20 foot wide alley created by deeds of the area, passing an iron pin (set) at 118.21 feet;
- #3- **THENCE North 85 degrees 29 minutes 50 seconds East 50.00 feet** along the North line of said Harper property and South line of said alley to an iron pin (set) at a common corner for said Harper and Snider properties as established by said Court Case;
- #4- **THENCE South 03 degrees 18 minutes 10 seconds West 200.00 feet** leaving said alley and along said common line for Harper and Snider properties to the place of beginning, **containing 0.23 acres.**

The bearings within this description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). 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 2, 2002, 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  
Charles R. Harkness PLS #6885

DESCRIPTION APPROVED  
FOR AUDITION PURPOSES  
BY *ALB*  
3-19-2002



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

Being part of Lot #3 of Best Subdivision as recorded in Deed Book 31, Page 45/ further being a survey of the Cecil Harper property described in Deed Book Volume 158, Page 149 of said county's deed records, known as Muskingum County Auditor's Parcel Number 81-54 01-13-000;

#### SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps and Orthophotos of the area. 3-D TopoQuads by DeLorme (OH).

Surveys completed by Charles R Harkness PLS #6885 (Job #782 dated 4/17/1997), (Job #690 dated 3/13/1996), (Job #154 dated 11/7/1986), (Job #756 dated 9/10/1996). Also See Plats 01, 02, & 03 of Job #166. DB Vol. 1089, Page 645), ( 667-8).

Ref Note #1- DB Vol. 1529, Page 773, shown as described in DB Vol. 550, Page 517. Previously surveyed by John Marshall PLS #5307 dated 9/30/1982. Current survey is not in agreement on alignment or depth from Sharon Ave.

Ref Note #2- Was part of Court Case listed in general notes.

Ref Note #3- Previously surveyed by R L Daniels PLS #5410 dated 4/12/87. Current survey is not in agreement on alignment or depth from Sharon Ave. Was part of Court Case listed in general notes.

Ref Note #4- DB Vol. 1149, Page 702. Previously surveyed by John W Hagan PLS #4968 date 6/30/1997. Current survey is not in agreement on alignment or depth from Sharon Ave.

Ref Note #5- Gladman References (DB Vol. 576, Page 314), (DB Vol. 583, Page 46), (DB Vol. 667, Page 9), (DB Vol. 1089, Page 645), & (DB Vol. 1111, Page 317).

General Note #1- Common Pleas Court Case #33'69 dated September 12, 1945 effectively established property lines North of Sharon Ave. West of Lot #2, East of Harris Road, and South of the Alley by deeds of the area.

General Note #2- The East line of Lot #3 was established from information taken from numerous deeds, surveys, and old occupation lines of the area. Parole evidence from long time residents of the area (50 to over 70 years) was also utilized.

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 easement, nor encroachments unless otherwise indicated.

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NOT RECORDABLE**

SURVEY FOR: <b>Cecil Harper</b>	
Sharon Avenue, Zanesville, Ohio 43701	
SURVEY DATE: 3/2/2002	DRAWN DATE: 3/12/2002
TWP: R. CITY: Zanesville CO: Muskingum STATE: Ohio	
<b>CHARLES R. HARKNESS</b> <b>SURVEYING &amp; MAPPING, INC.</b> 768 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE (740) 454-6367	
JOB NUMBER <b>JOB #1166</b>	DRAWING / SHEET NUMBER <b>Plat #04</b>

RECORDED  
FOR DEED RECORD  
BY *[Signature]*  
3-19-2002

