

81-54-01-16-001

1365 SHARON AVE

DESCRIPTION OF SURVEY FOR DONALD GLADMAN

JOB#1166-1

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 part of** the Donald Gladman property described in Parcel #1 of Deed Book Volume 898, Page 171 of said county's deed records, known as Muskingum County Auditor's Parcel Number 81-54-01-16-000, 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 138.00 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 Gladman property and for the C Harper property recorded in Deed Book Volume 1158, Page 149, 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 (found) at the common corner for said Gladman property and for the N Archer property recorded in Official Record Volume 1529, Page 773 also established by said Court Case;
- #2- **THENCE North 03 degrees 18 minutes 10 seconds East 125.00 feet** leaving said road and Lot line, and along the common line for said Gladman and Archer properties as established by said Court Case to an iron pin (set);
- #3- **THENCE South 86 degrees 41 minutes 50 seconds East 49.54 feet** crossing said Gladman property to an iron pin (set) on the common line for said Gladman and Harper properties as established by said Court Case;
- #4- **THENCE South 03 degrees 18 minutes 10 seconds West 118.21 feet** along said common line for Gladman and Harper properties to the place of beginning, containing 0.14 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).

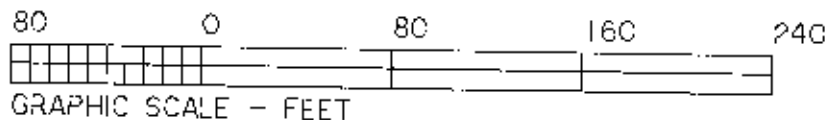
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on January 28, 2002, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY ad-15

1-31-2002



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 "B", Page 457 further being a division of the Donald Gladman property described in Parcel #1 of Deed Book Volume 898, Page 171 of said county's deed records, known as Muskingum County Auditor's Parcel Number 81-54-01-16-000;

#### 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). DB Vol & Page (1089-645), ( 667-8).

Ref Note #1- OR 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 Hogan PLS #4968 date 6/30/1997. Current survey is not in agreement on alignment or depth from Sharon Ave.

General Note #1- Common Pleas Court Case #33169 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.

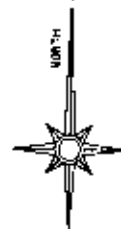
This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all encroachments of record, nor encroachments unless otherwise indicated.

**OFFICE COPY  
NOT RECORDED**

Charles R. Harkness PLS #6885

FOR:	
Donald Gladman	
Sharon Avenue, Zanesville, Ohio	
SURVEY DATE: 1/26/2002	DRAWN DATE: 1/26/2002
TWP: R: CITY: Zanesville CO: Muskingum	
CHARLES R. HARKNESS SURVEYING & MAPPING, INC. 788 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE (740) 454-6367	
JOB NUMBER	DRAWING / SHEET NUMBER
JOB #1166	Plot #01

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY: [Signature]  
1-31-2002



The bearings on this plat are based on State Plane Coordinate Grid as derived from a Solar Observation (Local Hour Angle Method).

#### LEGEND

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

