

DESCRIPTION OF SURVEY FOR BEN & BONNIE SITES

JOB#1166-3

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 B & B Sites** property recorded in Deed Book Volume 517, Page 68 of said county's deed records, known as Muskingum County Auditor's Parcel Number **81-54-01-18-000**, and more particularly described as follows;

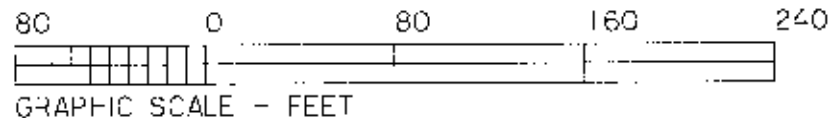
- Commencing at the common Southern corner for Lots #2 & #3 of said Best Subdivision located on the North side of Sharon Avenue; **THENCE South 85 degrees 29 minutes 50 seconds West 238.00 feet** along the South line of said Lot #3 and North line of Sharon Avenue to an iron pin (found) at a common corner for said Sites property and for the N Archer property recorded in Official Record Volume 1529, Page 773, 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 74.05 feet** continuing along the South line of said Lot #3 and North line of Sharon Avenue to an iron pin (found) at a corner of City of Zanesville property recorded in Deed Book Volume 427, Page 420;
 - #2- **THENCE North 07 degrees 48 minutes 20 seconds East 53.65 feet** leaving said road and Lot line, and along the East line of said City of Zanesville property to an iron pin (set);
 - #3- **THENCE along a curve to the right having, a chord bearing North 33 degrees 10 minutes 20 seconds East 110.01 feet**, a radius of 128.25 feet, and arc length of 113.70 feet, for said City of Zanesville property to an iron pin (set);
 - #4- **THENCE North 58 degrees 34 minutes 10 seconds East 17.50 feet** continuing along said City of Zanesville property to an iron pin (set) on the West line of said Archer property as established by said Court Case;
 - #5- **THENCE South 03 degrees 18 minutes 10 seconds West 149.00 feet** along said common line for said Sites and Archer properties to the place of beginning, **containing 0.18 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 RECORDATION & TRANSFER
BY
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 "B", Page 457 further
being a survey of the B & B Sites property described in Deed Book Volume 517, Page
68 of said county's deed records, known as Muskingum County Auditor's Parcel Number
81-54-01-18-000;

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 11/1/1986), (Job #756 dated 9/10/1996).
Also See Plots 01 & 03 of Job #1166. 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 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 #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 a
property's boundaries of record, nor encroachments unless otherwise indicated.

Charles R. Harkness PLS #6885

Ben & Bonnie

Sharon Avenue, Zanesville, Ohio

SURVEY DATE: 3/2/2002

DRAWN DATE: 3/12/2002

TWP: R: CITY: Zanesville CO: Muskingum STATE: Ohio

CHARLES R. HARKNESS
SURVEYING & MAPPING, INC.
768 DRYDEN ROAD
ZANESVILLE, OHIO 43701
PHONE: (740) 451-6367

JOB NUMBER

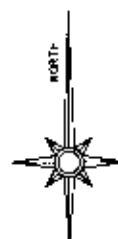
JOB #1166

DRAWING / SHEET NUMBER

Plat #03

UNRECORDED
PLAT NOT IN FORCE

3-19-2002



United Technologies
DB Vol. 1003, Page 255.

Lot #5

Lot #3

Lot #5

Lot #2

Lot #2

Lot #2

Lot #2

Lot #2

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Lot #2

Lot #2

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)
- ⊙ P PE (FOUND)

D Gladman
DB Vol. 898, Page 171.

① CALL CITY OF ZANESVILLE
N 58°34'10"E 17.50'

Alley 20' By Deeds

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Sharon Avenue

Huey Street

R Dunlap
DB Vol. 927,
Page 258.

K Goldsmith
DB Vol. 1089, Page 201.

E Saunders
DB Vol. 1133, Page 781.

K Watkins
DB Vol. 1085, Page 83.

R & L Kuhn
OR Vol. 1515, Page 618.

J Armbrust
DB Vol. 870, Page 55.

