81-55-01-06 150 GRAIN ST

## DESCRIPTION OF SURVEY FOR HOWARD ROE JOB#756-2

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

Being part of Lot #4 of Best Subdivision, recorded in Plat Book "A-O", Page 57 being all of the Betty Roe property described in deed reference Deed Book Volume 1021, Page 262 of said county's deed records, said Roe property known as Muskingum County Auditor's Parcel Numbers 81-55-01-06-000 and 81-55-01-07-000, and more particularly described as follows;

Commencing at an iron pin (set) at the common West comer of said Lots #4 & #5, also being on the East side of Green Street; thence S 02 40 10 W 31.00 feet along the East line of Green Street and West line of said Lot #4 to an iron pin (set) at the Southwest comer of the First Parcel, of the Betty Roe property described in deed reference Deed Book Volume 1021, Page 259, also being the place of beginning for the property herein intended to be described

- #1- thence S 87 53 00 E 172.49 feet into said Lot #4, and along the South line of said Roe's First Parcel and line of the C & K Headley property described in deed reference Deed Book 600, Page 263 to an iron pin (set), passing an iron pin (set) at 135.00 feet being a common corner for said Roe's First Parcel and Headley property;
- #2- thence S 06 51 50 W 80.27 feet along a line of said Headley property to the Northeast corner of the W Valentine property described in deed reference Deed Book Volume 1029, Page 303, said corner being at the base of a 24" diameter Oak Tree;
- #3- thence N 87 53 00 W 166.62 feet along the North line of said Valentine property to an iron pin (set) on the West line of said Lot #4 and East line of Green Street, passing an iron pin (set) at 5.51 feet;
- #4- thence N 02 40 10 E 80.00 feet along the East line of Green Street and West line of said Lot #4 to the place of beginning, containing 0.31 acres.

The bearings within the description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, and Seconds. 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 September 10, 1996, 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.

LEGEND The bearings on this plat are Situated in the State of Ohio, County of Muskingum. City of Zanesville: based on State Plane Coordinate Being part of Lats #4 & #5 of Best Subdivision, recorded in Plat Book "A-O", Page 57 being all of O PIN (SET) 5/8" REBAR CAPPED (CRH PLS#6885) Grid as derived from a Solar the Betty Ros property described in dead references Deed Book Volume 1021, Page 259, and Page Observation (Local Hour Anale 262 of said county's deed records and all of the property claimed by the Betty Roe Estate lying Method). L ion between the North line of the First Parcel of Deed Book Volume 1021. Page 259 and the South line PIN (FOUND) \*\* of the M & C Untied property described in deed reference Deed Book Volume 508. Page 107, the A POINT (UNMARKED) Street First Parcel of Deed Book Valume 1021, Page 259 known as Muskingum County Auditor's Parcel OPIPE (FOUND) Number 81-55-01-05-000, the Second Parcel of Deed Book Valume 1021, Page 259 known as Muskingum County Auditor's Parcel Number 81-55-01-04-000, Deed Book Volume 1021, Page 262 known as Muskingum County Auditor's Parcel Numbers 81-55-01-06-000 and 81-55-01-07-000: SURVEYOR'S NOTES AND REFERENCES: Green M & C Untied A survey of the M & C Untied DB Vol. 506, Page 447 property and of the Arther Spinks M & C Untied property completed by Horold W. DB Volume 508. Hanes RS #1507 on April 18, 1941. Page 107. M & C Untied A survey of the UTA property DB Vol. 506. S 87°59'20"E completed by Charles R. Harkness 115.501 Page 447 PLS #6885 in December, 1995. 135.00 -See Note #2 Muskingum County Tax Maps and 0.059 ACRES Note Orthophoto of the Area. A USGS 7 + N 87°53'00"W 135.00" اس<u>ا</u> min Topo Ouad Map (Zanesville East). S 87"53'00"E 135 00" Note #1-First Parcel DB Volume 1021, Page 259. This property was not included in Lot #5 0.068 Acres 81-55-01-05-000 ⊾ot #5 prior deed references nor is this N 87°53'00'W 407.07' property part of any existing County Lot #4 0.164 ACRES Auditor's Parcel Number, and is being Lot #4 Lot #3 provided for Quit Claim Deed 0.096 Acres 81-55-01-05-000 C & K Headley Lot #3 Purposes Only. 02\*40'10'E DB Vol. 600, Pg 263. N 87°53'00"W 135.00" Note #2-\$ 87°53'DO'E 172.49' Second Porcel Deed Book Volume 1021, Page 259, Auditor's Parcel Number 81-55-01-04-000. K Heodley 600, Pg 263. 120 80 40 B1-55-01-06-000 DB Volume 1021, Page 262. 0.31 ACRES GRAPHIC SCALE - FEET SURVEY FOR: This plat was prepared by C. R. Harkness Street 81-55-01-07-000 νο. Υο. Howard Roe Surveying & Mapping Inc. in accordance Corner at 140 & 150 Green Street with Chapter 4733-37 of the Base of 24" Zanesville, Ohlo 43701 Administrative Code, from an actual Oak Tree survey and is intended to be used for the N 87°53'00"W 166.62" TOWNSHIP: RANGE: SECTION: legal transport of the property shown and CITY OF: Zanesyllis COUNTY: Muskingum STATE OF OHIO to show all or any e L does anot i Drw date 9/10/96 By: arh Survey Date: 9/10/96 Passing 5.51 nor encroachments Φ C. R. HARKNESS SURVEYING & MAPPING INC. W Valentine 768 DRYDEN ROAD O DB Vol. 1029, Page 303, Zonesville, Ohlo 43701 Phone (614) 454-6367 Job Number: Drawing/Sheet No. Plat #01 #756