

DESCRIPTION OF SURVEY FOR CURTIS & CARLENA DITTER JOB#2866 Easement

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek:

Being part of the Southwest Quarter, Section 27, Township 11, Range 13, of the Congress Lands East of the Scioto River, further **being an easement 50 feet wide running through** the Curtis D Ditter and Carlena A Ditter property recorded in **Official Record Volume 1644, Page 387** of said county's deed records, further **being part of** Muskingum County **Auditor's Parcel Number 08-36-01-01-000**, the centerline of which is more particularly described as follows;

Commencing at an iron pin (found) at the common Northern corner of Lots 69 and 70 of Webster's Second Addition to Cannelville recorded in Plat Book 2, Page 41

TIE-1 THENCE North 54 degrees 49 minutes 14 seconds East 80.06 feet to an unmarked point in the centerline of Cannelville Road being the common corner for the West Ohio Annual Conference of the United Methodist Church property recorded in Official Record Volume 3174, Page 272 and the Clement McConnell property recorded in Deed Book Volume 509, Page 841, and Curt Ditter and Carlena Ditter property recorded in Official Record Volume 1794, Page 552;

TIE-2 THENCE North 12 degrees 42 minutes 16 seconds West 133.08 feet leaving said road and along said Church and McConnell/Ditter properties to an iron pin (found) at a corner of said Curtis A Ditter and Carlena A Ditter property passing an iron pin (found) at 22.08 feet;

TIE-3 THENCE South 66 degrees 51 minutes 36 seconds West 156.56 feet along said Ditter and Church properties to an iron pin (found) at a corner of the Everett Eugene Bowers and Tamara Dawn Bowers property recorded in Official Record Volume 2672, Page 357;

TIE-4 THENCE North 14 degrees 26 minutes 59 seconds West 237.78 feet along said Ditter property and a parcel with no currently listed owner or auditor's parcel number to an iron pin (found capped Daniels 5410) at a corner of the Pamela Taylor property recorded in Official Record Volume 2976, Page 535;

TIE-5 THENCE North 40 degrees 51 minutes 11 seconds East 114.66 feet along said Ditter and Taylor properties to an iron pin (set);

TIE-6 THENCE South 76 degrees 45 minutes 18 seconds East 289.03 feet into said Ditter property to an iron pin (set) at the beginning of a 50 foot wide easement;

TIE-7 THENCE North 05 degrees 39 minutes 40 seconds East 25.00 feet to an unmarked point in the centerline of said easement and place of beginning for the easement herein intended to be described;

#1- THENCE South 84 degrees 20 minutes 06 seconds East 49.97 feet along said centerline to an unmarked point;

#2- THENCE North 72 degrees 26 minutes 31 seconds East 65.33 feet continuing along said centerline to an unmarked point;

#3- THENCE North 52 degrees 38 minutes 34 seconds East 71.83 feet continuing along said centerline to an unmarked point;

#4- THENCE North 51 degrees 54 minutes 25 seconds East 95.95 feet continuing along said centerline to an unmarked point;

#5- THENCE North 54 degrees 46 minutes 42 seconds East 59.84 feet continuing along said centerline to an unmarked point;

#6- THENCE North 72 degrees 30 minutes 33 seconds East 36.54 feet along the chord of a curve to the right having, a radius of 60.00 feet, and arc length of 37.13 feet continuing along said centerline to an unmarked point;

#7- THENCE South 86 degrees 32 minutes 13 seconds East 45.38 feet continuing along said centerline to an unmarked point;

#8- THENCE South 64 degrees 34 minutes 46 seconds East 67.61 feet continuing along said centerline to an unmarked point in the centerline of Cannelville Road and termination point of this easement.

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 30 inches long with identification cap (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 May 8, 2024 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.

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NOT RECORDABLE
Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED

By: J. M. Smith / S. Harkness
A.S.



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/28/24
DATE