

DESCRIPTION OF SURVEY FOR CURTIS A DITTER & CARLEN A DITTER JOB#3003

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 all of the Charlene K Rupe property recorded in Official Record Volume 3202, Page 676 and Official Record Volume 3304, Page 484 of said county's deed records, further **being all of Muskingum County Auditor's Parcel Numbers 08-36-01-03-000 and 08-40-27-15-000**, and more particularly described as follows;

Commencing at an iron pin (found capped 6885 Harkness) 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 Windlass Holdings LLC property recorded in Official Record Volume 3232, Page 260 and the Clement McConnell property recorded in Deed Book Volume 509, Page 841, and Curt Ditter and Carlen 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 Windlass and McConnell/Ditter properties to an iron pin (found 5/8 inch rebar) at a corner of the David Ditter and Nicole Ditter property recorded in Official Record Volume 3209, Page 634, passing an iron pin (found 5/8 inch rebar) at 22.08 feet;
- TIE-3 THENCE North 84 degrees 13 minutes 50 seconds East 69.02 feet** along said McConnell/Ditter and David/Nicole Ditter properties to an iron pin (found at a corner of the Rebeccal Harney property recorded in Official Record Volume 2726, page 121;
- TIE-4 THENCE North 75 degrees 11 minutes 08 seconds East 224.21 feet** along said David/Nicole Ditter and Harney properties to an iron pin (found 5/8 inch rebar) being the place of beginning for the property herein intended to be described;
- #1- THENCE North 32 degrees 43 minutes 23 seconds West 48.13 feet** along a common line for said Rupe and David/Nicole Ditter properties to an iron pin (found 5/8 inch rebar);
- #2- THENCE North 32 degrees 34 minutes 30 seconds East 140.77 feet** continuing along said properties to an iron pin (found 5/8 inch rebar);
- #3- THENCE North 32 degrees 37 minutes 48 seconds East 23.19 feet** continuing along said properties to an iron pin (found 5/8 inch rebar);
- #4- THENCE South 68 degrees 56 minutes 44 seconds East 140.65 feet** along said Rupe property and the Curtis A Ditter and Carlena A Ditter property recorded in Official Record 1644, Page 387 to an unmarked point in the center of Cannelville Road, passing an iron pin (found 5/8 inch rebar) at 107.65 feet;
- #5- THENCE South 31 degrees 07 minutes 45 seconds West 106.95 feet** along said road to a corner of said Harney property
- #6- THENCE South 75 degrees 11 minutes 08 seconds West 143.01 feet** leaving said road and along said Rupe and Harney properties to the place of beginning, passing an iron pin (set) at 30.00 feet, **containing 0.51 acres**, of which 0.05 acres are within the right of way for Cannelville Road.

ACREAGE BREAKDOWN:

0.38 Acres 08-40-27-15-000

0.13 Acres 08-36-01-03-000

0.51 Acres Total

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 PS 6885).

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on February 6, 2026 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.

OFFICE COPY
Charles R. Harkness
NOT RECORDED
Charles R. Harkness PS #6885

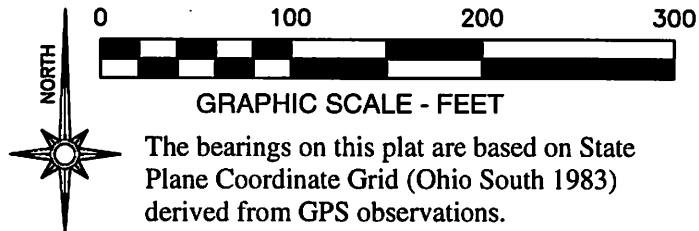


DESCRIPTION

APPROVED

By: *D.M. Barnhart*
2-18-2026

Page 1 of 1



LEGEND

- PIN (SET) 5/8" REBAR 30" LONG
CAPPED (C R HARKNESS PLS #6885)
- PIN FOUND 5/8" REBAR UNLESS NOTED
- PIN FOUND CAPPED 6885 HARKNESS
- POINT UNMARKED
- LANDHOOK

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Acreage Breakdown:

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SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and OGRIP Orthophotos of the area.
Previous survey Job #2696 of Lots 64 through 69 of Webster's Second Addition to Cannelville by Charles R Harkness PLS 6885 dated May 2021.

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 parcel surveyed and does not show any apparent easements nor easements of record, unless otherwise indicated.



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NOT RECORDBABLE

SURVEY FOR:
Curtis A Ditter
& **Carlen A Ditter**



HARKNESS SURVEYING & MAPPING, INC. Member
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122

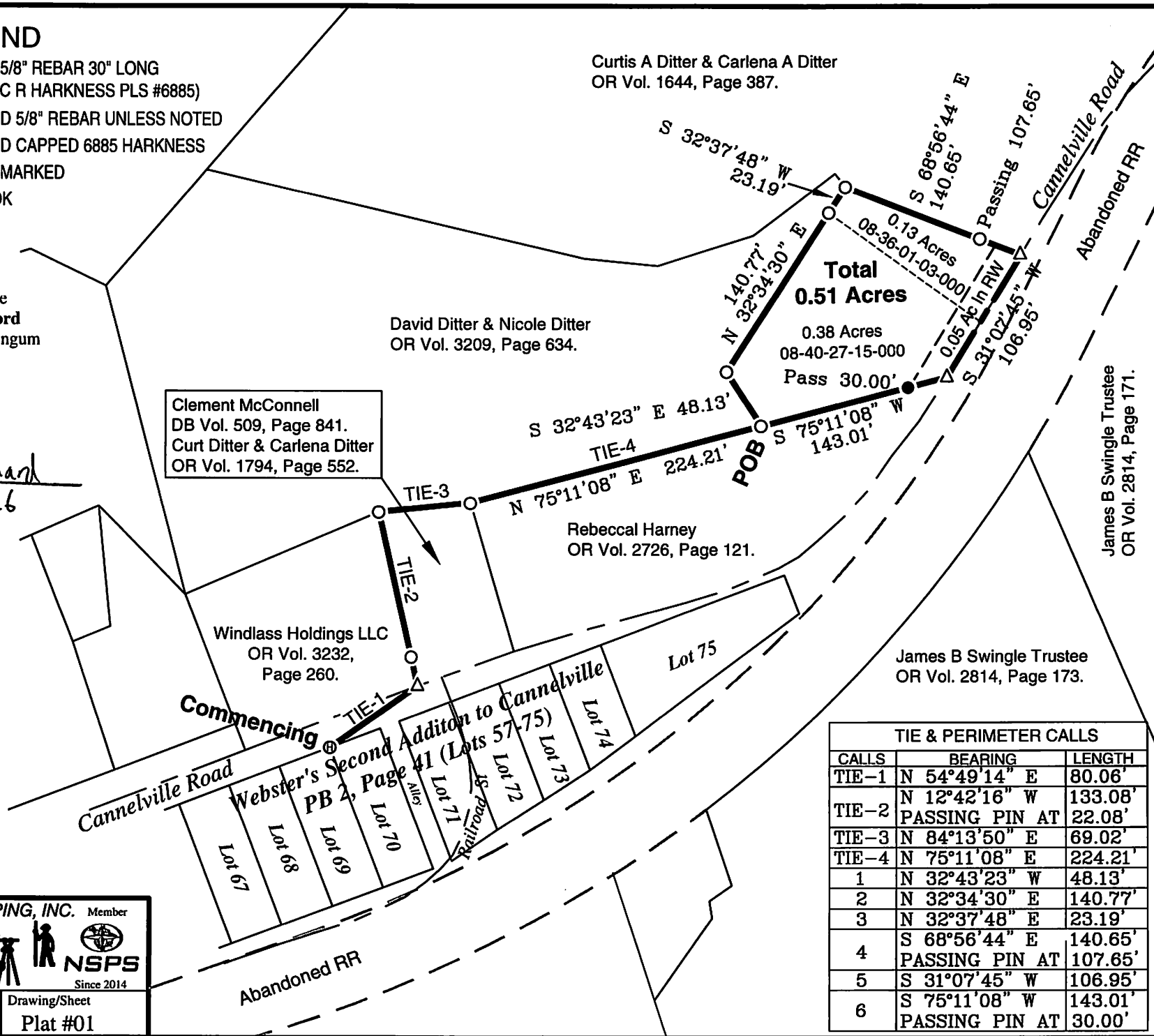


SURVEYED: 2/6/2026

DRAWN: 2/6/2026

Job Number
Job#3003

Drawing/Sheet
Plat #01



TIE & PERIMETER CALLS		
CALLS	BEARING	LENGTH
TIE-1	N 54°49'14" E	80.06'
TIE-2	N 12°42'16" W	133.08'
TIE-3	N 84°13'50" E	22.08'
TIE-4	N 75°11'08" E	224.21'
1	N 32°43'23" W	48.13'
2	N 32°34'30" E	140.77'
3	N 32°37'48" E	23.19'
4	S 68°56'44" E	140.65'
5	PASSING PIN AT	107.65'
6	S 31°07'45" W	106.95'
	S 75°11'08" W	143.01'
	PASSING PIN AT	30.00'