

## DESCRIPTION OF SURVEY FOR CHARLES ALAN SHUEY JOB#2259

### TRACT ONE

Situated in the State of Ohio, County of Muskingum, Township of Hopewell:

Being part of the Northeast Quarter of Section 11, Township 1, Range 9, of the US Military District, further **being part of** the Charles Alan Shuey property recorded in **Official Record Volume 1561, Page 387** of said county's deed records, further **being all of** Muskingum County **Auditor's Parcel Number 25-36-11-01-000**, and more particularly described as follows;

Beginning at an iron pin (set) at the common Eastern corner for said Section 11, and for Lot 21 of Quarter Township 1 of said Township and Range, further being on the common line for Hopewell and Falls Township of Muskingum County, and the common line for Ranges 8 and 9 of said US Military District;

- #1- **THENCE South 02 degrees 26 minutes 55 seconds West 1872.77 feet** along the common line for Hopewell and Falls Township of Muskingum County, further being the common line for Range 8 and 9 to an unmarked point in the centerline of Pinecrest Drive, passing iron pins (set) at 544.50 feet, 627.00 feet, and 1852.77 feet;
- #2- **THENCE North 85 degrees 12 minutes 08 seconds West 292.73 feet** into Hopewell Township and along said Pinecrest Drive and common line for said Shuey property and for the Kinsey J Tanner and Martha E Tanner property recorded in Deed Book Volume 711, Page 282 to the intersection of Pinecrest Drive and Kimes Road, from which an iron pin (set) for reference bears North 56 degrees 43 minutes 32 seconds East 39.57 feet;
- #3- **THENCE North 17 degrees 25 minutes 01 seconds East 89.21 feet** along said Kimes road and common line for said Shuey property and for the Douglas A Murrey and Debra Murrey property recorded in Official Record Volume 2344. Page 51 to an unmarked point;
- #4- **THENCE North 07 degrees 40 minutes 15 seconds East 352.25 feet** continuing along said road and properties to an unmarked point;
- #5- **THENCE North 07 degrees 09 minutes 05 seconds East 610.68 feet** continuing along said road and properties to an unmarked point;
- #6- **THENCE along a curve to the left having, a chord bearing North 09 degrees 03 minutes 26 seconds West 239.78 feet, a radius of 429.50 feet, and arc length of 243.00 feet,** continuing along said road and properties to an unmarked point;
- #7- **THENCE along a curve to the right having, a chord bearing North 19 degrees 18 minutes 21 seconds West 288.96 feet, a radius of 1391.48 feet, and arc length of 289.48 feet,** continuing along said road and properties to an unmarked point;
- #8- **THENCE North 13 degrees 20 minutes 45 seconds West 180.06 feet** continuing along said road and properties to an unmarked point;
- #9- **THENCE along a curve to the left having, a chord bearing North 40 degrees 04 minutes 29 seconds West 179.67 feet, a radius of 199.74 feet, and arc length of 186.36 feet,** continuing along said road and properties to an unmarked point on the common line for said Section 11 and Lot 21;
- #10- **THENCE South 88 degrees 14 minutes 25 seconds East 512.73 feet** along said common line to the place of beginning, passing an iron pin (set) at 50.00 feet, **containing 11.30 acres**, of which 1.02 acres are within the right of way of Pinecrest Drive and Kimes Road.

## TRACT TWO

Situated in the State of Ohio, County of Muskingum, Township of Falls:

Being part of Quarter Townships 2 and 3, Township 1, Range 8, of the US Military District, further **being part of** the Charles Alan Shuey property recorded in **Official Record Volume 1561, Page 387** of said county's deed records, further **being all of** Muskingum County Auditor's Parcel Number 17-50-02-15-000, and more particularly described as follows;

Beginning at an iron pin (set) at the common Western corner for said Quarter Townships 2 and 3, further being on the common line for Hopewell and Falls Township of Muskingum County, and the common line for Ranges 8 and 9 of said US Military District;

- #1- **THENCE North 02 degrees 17 minutes 45 seconds East 104.70 feet** along the common line for said Falls and Hopewell Townships and for Ranges 8 and 9 of said US Military District to an iron pin (found) an common corner for Shuey property and for the William L Weiser and Joyce A Weiser property recorded in Official Record Volume 1571, Page 839;
- #2- **THENCE South 87 degrees 00 minutes 56 seconds East 359.34 feet** into said Quarter Township 2 of Falls Township and along said properties to an iron pin (found);
- #3- **THENCE South 00 degrees 58 minutes 37 seconds East 98.43 feet** continuing along said properties to an unmarked point on the common line for said Quarter Townships 2 and 3, passing an iron pin (set) at 83.43 feet;
- #4- **THENCE South 88 degrees 02 minutes 12 seconds East 1482.76 feet** along said properties and Quarter Township line to an iron pin (found);
- #5- **THENCE North 03 degrees 16 minutes 22 seconds East 1176.64 feet** into said Quarter Township 2 and continuing along said properties to an iron pipe (found) at a corner of the Maxine T Ridgway property recorded in Deed Book Volume 1048, Page 456;
- #6- **THENCE North 58 degrees 11 minutes 21 seconds East 836.33 feet** along said Shuey and Ridgway properties to an iron pin (found);
- #7- **THENCE North 75 degrees 49 minutes 54 seconds East 332.27 feet** continuing along said properties to an iron pin (set);
- #8- **THENCE South 69 degrees 31 minutes 51 seconds East 464.85 feet** continuing along said properties to an iron pipe (found);
- #9- **THENCE North 45 degrees 42 minutes 54 seconds East 111.74 feet** continuing along said properties to an unmarked point in the centerline of Twin Hills Drive, passing an iron pin (set) at 86.74 feet;
- #10- **THENCE along a curve to the right having, a chord bearing North 32 degrees 22 minutes 55 seconds West 78.31 feet, a radius of 942.73 feet, and arc length of 78.33 feet,** continuing along said road and properties to an unmarked point;
- #11- **THENCE North 30 degrees 00 minutes 06 seconds West 344.23 feet** along said road and continuing along said properties to an unmarked point;
- #12- **THENCE North 27 degrees 58 minutes 23 seconds West 150.99 feet** continuing along said properties and road to an unmarked common corner for said properties and for said Weiser property also further for the Christopher L Strouse TOD Karen S Strouse property recorded in Official Record Volume 2191, Page 863;
- #13- **THENCE North 59 degrees 32 minutes 50 seconds East 142.77 feet** leaving said road and along a common line for said Shuey and Weiser properties to an iron pin (set) on a line of the USA (Dillon State Park) property recorded in Deed Book Volume 337, Page 221, passing an iron pin (set) at 25.00 feet;
- #14- **THENCE South 34 degrees 01 minutes 26 seconds East 886.66 feet** along said Shuey and USA properties to an unmarked point in a small run, being a corner of the Rita M Holbein and Rhea M Holbein property recorded in Official Record Volume 1740, Page 505, passing an ODNr pin (found) at 391.55 feet, said unmarked point referenced by a iron pin (set) bearing South 62 degrees 46 minutes 39 seconds West 108.43 feet;

**THENCE along said small run and Shuey and Holbein properties the following twenty nine courses numbered 15 through 43.**

- #15- **South 11 degrees 10 minutes 55 seconds East 27.10 feet** to an unmarked point;
- #16- **South 56 degrees 57 minutes 58 seconds East 26.16 feet** to an unmarked point;
- #17- **South 06 degrees 38 minutes 03 seconds East 23.34 feet** to an unmarked point;
- #18- **South 37 degrees 00 minutes 48 seconds East 31.45 feet** to an unmarked point;
- #19- **South 01 degrees 38 minutes 25 seconds West 25.28 feet** to an unmarked point;



- #54- **THENCE South 88 degrees 03 minutes 54 seconds East 100.31 feet** continuing along said properties to an iron pipe (found) on the West line of said Johns/Jtrwos property, passing an iron pipe (found at 80.20 feet;
- #55- **THENCE South 02 degrees 06 minutes 51 seconds West 165.13 feet** along said Shuey and Johns/Jtrwos properties to an unmarked point in the centerline of Pinecrest Drive, passing an iron pin (set) at 140.13 feet;
- #56- **THENCE South 65 degrees 08 minutes 51 seconds East 443.33 feet** along said road and properties, also along said Smart property to an unmarked point;
- #57- **THENCE along a curve to the left having a chord bearing South 73 degrees 44 minutes 38 seconds East 280.80 feet, a radius of 939.28 feet,** and arc length of 281.85 feet, continuing along said road and common line for said Shuey and Smart properties also along said Gates property and the Randy B Miller property recorded in Deed Book Volume 1058, Page 133 to an unmarked corner of the Vicki Lou Wolfe property recorded in Official Record Volume 2501, Page 502;
- #58- **THENCE South 02 degrees 06 minutes 51 seconds West 270.44 feet** leaving said road and along a common line for said Shuey and Wolfe properties to an iron pin (set), passing an iron pin (set) at 40.00 feet;
- #59- **THENCE North 87 degrees 39 minutes 40 seconds West 78.26 feet** continuing along said properties to an iron pin (set);
- #60- **THENCE South 02 degrees 16 minutes 26 seconds West 1334.44 feet** continuing along said properties and for the Richard N Quinn property recorded in Official Record Volume 1768, Page 568, Evan Workman and Billy Joe Workman property recorded in Official Record Volume 2369, Page 304, the David A Kinney property recorded in Official Record Volume 2063, Page 275, and the James W Quinn properties recorded in Official Record Volume 2521, Page 719 and Deed Book Volume 1146, Page 133, to an iron pin (set) on the North line of the Raymond E Jennings Trustee property recorded in Official Record Volume 1981, Page 296, passing an iron pin (found) at 350.69 feet;
- #61- **THENCE North 87 degrees 46 minutes 29 seconds West 1617.96 feet** along said Shuey and Jennings properties to a 36 inch diameter tree corner, and being a corner of the William E Tiebout and Martha J Tiebout property recorded in Official Record Volume 1908, Page 833;
- #62- **THENCE North 77 degrees 07 minutes 09 seconds West 1119.59 feet** along said Shuey and Tiebout properties to an unmarked point on the common line for Falls and Hopewell Townships, also for said Ranges 8 and 9, being in the roadbed of Kimes Road, passing an iron pin (set) at 1079.59 feet;
- #63- **THENCE North 02 degrees 26 minutes 55 seconds East 1132.79 feet** along said Townships and Range line, and within said roadbed, to an unmarked corner of the Robin J Cramer and Rodger E Cramer Jr. and Jason L Davis property recorded in Official Record Volume 2264, Page 179;
- #64- **THENCE South 86 degrees 11 minutes 53 seconds East 237.59 feet** into Falls Township, leaving said road, and along said Shuey and Cramer/Davis property to an iron pin (set), passing an iron pin (set) at 23.26 feet;
- #65- **THENCE North 01 degrees 59 minutes 11 seconds East 988.08 feet** continuing along said properties and the James L Dillon Jr. and Kimberly A Dillon property recorded in Official Record Volume 2560, Page 120, and the Thomas W Mehaffey and Lindee D Mehaffey property recorded in Official Record Volume 2557, Page 282 to an unmarked point in the centerline of Pinecrest Drive, passing an iron pin (set) at 962.96 feet;
- #66- **THENCE along a curve to the left having, a chord bearing North 78 degrees 31 minutes 36 seconds West 135.72 feet, a radius of 824.15 feet,** and arc length of 135.87 feet, along said road and Shuey and Mehaffey properties to an unmarked point;
- #67- **THENCE North 83 degrees 14 minutes 59 seconds West 95.78 feet** continuing along said road and properties to an unmarked point on the common line for Falls and Hopewell Townships and Ranges 8 and 9;
- #68- **THENCE North 02 degrees 26 minutes 55 seconds East 1245.77 feet** leaving said road and along said Township and Range line to an iron pin (set) at a corner of the Union Society of the Methodist Protestant Church property recorded in Deed Book Volume 33, Page 372, passing an iron pin (set) at 20.00 feet;
- #69- **THENCE South 87 degrees 33 minutes 05 seconds East 66.00 feet** into Falls Township and along said Shuey and Church properties to an iron pin (set);
- #70- **THENCE North 02 degrees 26 minutes 55 seconds East 82.50 feet** continuing along said properties to an iron pin (set);



- #20- South 34 degrees 31 minutes 37 seconds East 31.95 feet to an unmarked point;
- #21- South 21 degrees 17 minutes 08 seconds East 18.46 feet to an unmarked point;
- #22- South 00 degrees 19 minutes 00 seconds East 37.04 feet to an unmarked point;
- #23- South 44 degrees 45 minutes 53 seconds East 33.27 feet to an unmarked point;
- #24- South 14 degrees 57 minutes 32 seconds East 39.08 feet to an unmarked point;
- #25- South 23 degrees 52 minutes 23 seconds East 40.97 feet to an unmarked point;
- #26- South 38 degrees 12 minutes 47 seconds East 30.63 feet to an unmarked point;
- #27- South 73 degrees 45 minutes 32 seconds East 27.92 feet to an unmarked point;
- #28- South 01 degrees 52 minutes 57 seconds East 26.41 feet to an unmarked point;
- #29- South 32 degrees 06 minutes 43 seconds East 23.83 feet to an unmarked point;
- #30- South 71 degrees 15 minutes 41 seconds East 57.35 feet to an unmarked point;
- #31- South 61 degrees 19 minutes 55 seconds East 28.14 feet to an unmarked point;
- #32- South 36 degrees 28 minutes 14 seconds East 29.84 feet to an unmarked point;
- #33- South 87 degrees 10 minutes 21 seconds East 13.79 feet to an unmarked point;
- #34- South 46 degrees 38 minutes 36 seconds East 22.66 feet to an unmarked point;
- #35- South 11 degrees 45 minutes 19 seconds West 55.61 feet to an unmarked point;
- #36- South 47 degrees 57 minutes 24 seconds West 47.75 feet to an unmarked point;
- #37- South 05 degrees 35 minutes 25 seconds West 66.58 feet to an unmarked point;
- #38- South 25 degrees 07 minutes 23 seconds East 163.29 feet to an unmarked point;
- #39- South 13 degrees 58 minutes 24 seconds East 200.03 feet to an unmarked point;
- #40- South 07 degrees 17 minutes 50 seconds West 37.28 feet to an unmarked point;
- #41- South 29 degrees 42 minutes 50 seconds East 43.77 feet to an unmarked point;
- #42- South 36 degrees 24 minutes 20 seconds East 81.64 feet to an unmarked point;
- #43- South 30 degrees 20 minutes 06 seconds West 47.70 feet to a cotton gin spike (set) in the centerline of Twin Hills Road;

#### LEAVING SAID RUN

- #44- THENCE South 26 degrees 55 minutes 37 seconds East 115.47 feet along said road and continuing along said properties to an unmarked point;
- #45- THENCE South 32 degrees 20 minutes 09 seconds East 62.65 feet continuing along said road and properties to an unmarked corner of the Michael C Young and Neddena L Young property recorded in Official Record Volume 1995, Page 527;
- #46- THENCE South 47 degrees 49 minutes 51 seconds West 56.85 feet leaving said road and along said Shuey and Young properties to an iron pin (found) passing an iron pin (found) at 30.37 feet;
- #47- THENCE South 14 degrees 35 minutes 13 seconds East 224.17 feet continuing along said properties to an iron pin (found) on the common line for said Quarter Townships 2 and 3;
- #48- THENCE North 88 degrees 02 minutes 12 seconds West 730.66 feet along said Quarter Township line and properties to an iron pin (found);
- #49- THENCE South 02 degrees 10 minutes 40 seconds West 1490.90 feet into said Quarter Township 3 and continuing along said properties to an iron pipe (found) at the Northeast corner of the William J Hill property recorded in Deed Book Volume 1071, Page 294;
- #50- THENCE North 88 degrees 04 minutes 46 seconds West 1486.72 feet along the common lines for said Shuey and Hill properties and for five other properties being the William J Hill property recorded in Deed Book Volume 1154, Page 800, the Douglas T Gates and Jud Gates property recorded in Official Record Volume 1917, Page 934, and Deed Book Volume 1090, Page 641, the Roy W Smart and Sharon y Smart property recorded in Deed Book Volume 670, Page 96, and the Karie R Johns and Timothy M Jtwros property recorded in Official Record Volume 2245, Page 704 to an iron pipe (found), passing iron pipes (found) at 467.66 feet and 1256.45 feet;
- #51- THENCE South 02 degrees 06 minutes 51 seconds West 632.45 feet continuing along said Shuey and Johns/Jtwros properties to an iron pipe (found) at a corner of the Board of Commissioners of Muskingum County property recorded in Official Record Volume 1789, Page 378;
- #52- THENCE North 87 degrees 59 minutes 33 seconds West 100.00 feet along said Shuey and County properties to an iron pipe (found);
- #53- THENCE South 02 degrees 17 minutes 28 seconds West 100.19 feet continuing along said properties to an iron pipe (found);



- #71- **THENCE North 87 degrees 33 minutes 05 seconds West 66.00 feet** continuing along said properties to an iron pin (set) on the common line for Falls and Hopewell Townships and Ranges 8 and 9;
- #72- **THENCE North 02 degrees 26 minutes 55 seconds East 544.50 feet** along said Township and Range line to the place of beginning **containing 354.03 acres**, of which approximately 5.60 acres are within the right of ways of Twin Hills Drive, Pinecrest Drive, and Kimes Road.

**Auditor's Parcel Numbers to be combined with Parcel Number 17-50-02-15-000.**

17-30-02-14-000	0.84 Acres	17-30-02-17-000	81.61 Acres
17-50-02-10-000	22.59 Acres	17-50-02-11-000	28.33 Acres
17-50-02-15-000	74.43 Acres	17-50-02-16-000	59.62 Acres
17-80-03-11-000	3.48 Acres	17-80-03-12-000	2.36 Acres
17-80-03-15-000	31.04 Acres	17-80-03-16-000	49.55 Acres

**EXCEPTING FROM THE ABOVE DESCRIBED 354.03 ACRE PERIMETER DESCRIPTION**

Being part of Quarter Township 2, Township 1, Range 8, of the US Military District, further **being all of** the Franklin L Young property recorded in **Deed Book Volume 975, Page 247** of said county's deed records, further **being all of** Muskingum County Auditor's Parcel Number **17-50-02-17-001**, and more particularly described as follows;

Commencing at an iron pin (set) at the common Western corner for said Quarter Townships 2 and 3, further being on the common line for Hopewell and Falls Township of Muskingum County, and the common line for Ranges 8 and 9 of said US Military District;

**TIE-1 THENCE South 88 degrees 02 minutes 12 seconds East 1847.70 feet** into Falls Township and along the common line for said Quarter Townships 2 and 3 to an iron pin (found) at a common corner for Shuey property and for the William L Weiser and Joyce A Weiser property recorded in Official Record Volume 1571, Page 839;

**TIE-2 THENCE North 66 degrees 01 minutes 51 seconds East 2282.47 feet** into said Quarter Township 2 and through said Shuey property to an iron pin (set) at the place of beginning for the exception herein intended to be described;

- #1- **THENCE North 21 degrees 01 minutes 45 seconds West 132.00 feet** along a common line for said Shuey and Young properties to an iron pin (set);
- #2- **THENCE North 73 degrees 21 minutes 37 seconds East 57.75 feet** continuing along said properties to an unmarked point in the roadbed of Twin Hills Drive, passing an iron pin (set) at 39.09 feet;
- #3- **THENCE South 21 degrees 01 minutes 45 seconds East 132.00 feet** continuing along said properties and within said roadbed to an unmarked point;
- #4- **THENCE South 73 degrees 21 minutes 37 seconds West 57.75 feet** leaving said roadbed and continuing along said properties to the place of beginning for this exception, passing an iron pin (set) at 23.27 feet, **containing 0.18 acres**.

**After Excepting the above 0.18 Acres, Parcel 17-50-02-15-000 contains 353.85 Acres.**

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 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 August 17, 2015 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.

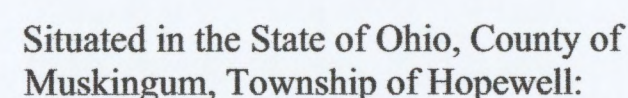
**OFFICE COPY**  
*Charles R. Harkness*  
**NOT RECORDED**  
 Charles R. Harkness P.L.S.#6885

**DESCRIPTION  
APPROVED**

By: *[Signature]* 9/2/2015







### SURVEY-1

Being part of the Northeast Quarter, Section 11, Township 1,  
Range 9, of the US Military District, further being part of the  
Charles Alan Shuey property recorded in Official Record  
Volume 1561, Page 387 of said county's deed records, further  
being all of Muskingum County Auditor's Parcel Number  
25-35-11-01-000:

**SURVEYOR'S NOTES AND REFERENCES:**

Muskingum County Tax Maps and Orthophotos of the area. Flood and Road Easements recorded in DB Vol. 496, Page 452. Survey of Dillon Park and Flood Easement by Foster Brooks Riley and Stephens, Inc. of Tuscaloosa, AL dated 1985-1986.

**Note #1-** Existing driveway previously associated with the right of way recorded in DB Vol. 150, Page 205.

**Note #2-** No easement or reference was found for this driveway.

**Note #3-** Right of way recorded in DB Vol. 757, Page 306.

**Note #4-** Boundary Agreement recorded in OR Vol. 1587, Page 698.

**Note #5-** School House Lot (Franklin L Young DB Vol. 975, Page 247 further being Auditor's Parcel Number 17-50-02-17-001. Lot was established from Old Fence along the Western and Southern lines and deed call lengths.

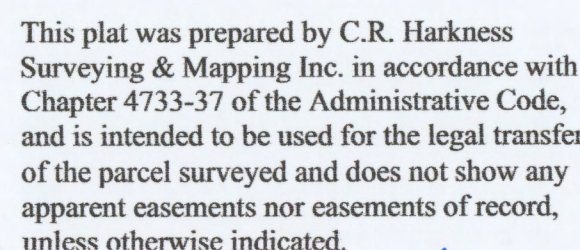
**Note #6-** Easement servicing Muskingum County property (Water Tower)

**Note #7-** Pin set at fence corner replacing pin removed by tree removal by adjoiner.

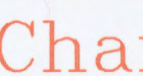
Situated in the State of Ohio, County of  
Muskingum, Township of Falls:

## SURVEY-2

Being part of Quarter Townships 2 and 3, Township 1, Range 8,  
of the US Military District, being part of the Charles Alan  
Shuey property recorded in Official Record Volume 1561, Page  
387 of said county's deed records, further being all of  
Muskingum County Auditor's Parcel Number 17-50-02-15-000:



OFFICE COPY  
Charles R. Harkness PLS

SURVEY FOR:	
Charles Alan Shuey	
Survey Date: 8-15-15	Drawn Date: 8-16-15
 C R HARKNESS SURVEYING 8205 OLD TOWN ROAD, ROSEVILLE, OHIO 43077 PHONE/FAX (740) 849-0122	
Job Number: Job # 2259	Drawing/Sheet No. Plat #01