

DESCRIPTION OF SURVEY FOR JASON A BROMLEY & SARA E BROMLEY JOB#3028

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

Being part of Lots 2 and 6 of Samuel W Culbertsons Subdivision of Fractional Section 30, Township 12, Range 12, of the Congress Lands East of the Scioto River, Recorded in Deed Book Volume "S", Page 498, further **being part of** the Jason A Bromley and Sara E Bromley property recorded in **Official Record Volume 3228, Page 502** of said county's deed records, further **being part of** County Auditor's Parcel Number 20-80-30-24-000, and more particularly described as follows;

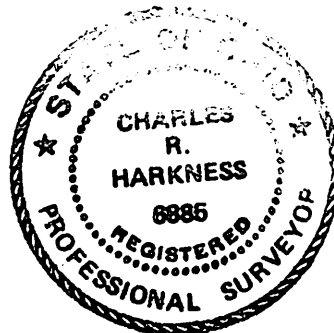
Commencing at an iron pin (found 5/8 inch rebar) at the common corner for Lots 2, 3, 4, and 6 of said Culbertsons Subdivision;

- TIE-1 THENCE North 87 degrees 17 minutes 13 seconds West 265.80 feet** along the common line for Lots 2 and 3 and for said Bromley property and for the Trustees of Harrison Township property known as the Union Hill Cemetery to an unmarked point in the center of Union Hill Road, passing an iron pipe (found) at 232.02 feet;
- TIE-2 THENCE North 54 degrees 41 minutes 30 seconds East 151.42 feet** into Lot 2, along said road, continuing along said Bromley property and along the Victoria L Alexander property recorded in Official Record Volume 2767, Page 470 to an unmarked point;
- TIE-3 THENCE North 47 degrees 29 minutes 25 seconds East 212.91 feet, along a curve to the left having a radius of 849.31 feet**, and arc length of 213.48 feet, continuing along said road and properties and crossing into Lot 6 to an unmarked point;
- TIE-4 THENCE North 40 degrees 17 minutes 26 seconds East 490.91 feet** continuing along said road and properties to an unmarked point;
- TIE-5 THENCE North 47 degrees 45 minutes 30 seconds East 91.24 feet, along a curve to the right having a radius of 351.00 feet**, and arc length of 91.50 feet, continuing along said road and properties to the unmarked place of beginning for the property herein intended to be described;
- #1- THENCE North 30 degrees 58 minutes 47 seconds West 1259.34 feet** leaving said road, continuing along said properties, and crossing into Lot 2 to an iron pin (found 5/8 inch rebar) on the common line for said Lot 2 and a 32 Acre Parcel shown of said Culbertsons Subdivision Plat, passing an iron pin (found capped 6885 Harkness) at 30.30 feet;
- #2- THENCE North 59 degrees 29 minutes 53 seconds East 740.06 feet** along said Lots 2, 6, and 32 Acre Parcel, further being the common line for said Bromley property and for the John R Dearing property recorded in Official Record Volume 3214, Page 843 to an unmarked point;
- #3- THENCE South 28 degrees 05 minutes 14 seconds East 1007.66 feet** into Lot 2 and through said Bromley property to an iron pin (set), passing an iron pin (set) at 48.42 feet;
- #4- THENCE South 68 degrees 56 minutes 42 seconds East 303.15 feet** continuing through said property to an unmarked point in the center of Union Hill Road, passing an iron pin (set) at 288.38 feet;
- #5- THENCE South 20 degrees 10 minutes 34 seconds West 46.78 feet** along said road and continuing through said property to an unmarked point;
- #6- THENCE South 37 degrees 50 minutes 39 seconds West 142.04 feet, along a curve to the right having a radius of 234.00 feet**, and arc length of 144.32 feet, continuing along said road and through said property to an unmarked point;
- #7- THENCE South 55 degrees 30 minutes 44 seconds West 101.35 feet** continuing along said road and through said property to an unmarked point;
- #8- THENCE South 59 degrees 18 minutes 50 seconds West 96.23 feet** continuing along said road and through said property to an unmarked point;
- #9- THENCE South 66 degrees 51 minutes 34 seconds West 238.99 feet, along a curve to the right having a radius of 910.00 feet**, and arc length of 239.69 feet continuing along said road and through said property to an unmarked point;
- #10- THENCE South 71 degrees 21 minutes 01 seconds West 197.40 feet, along a curve to the left having a radius of 1852.00 feet**, and arc length of 197.49 feet, continuing along said road and through said property to an unmarked point;
- #11- THENCE South 61 degrees 45 minutes 39 seconds West 79.89 feet, along a curve to the left having a radius of 351.00 feet**, and arc length of 80.06 feet, continuing along said road and through said property to the place of beginning, **containing 22.006 acres**, of which 0.413 acres are within the assumed 40 foot right of way for Union Hill Road.

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).

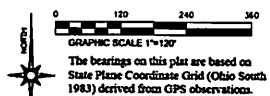
This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on April 13, 2026 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record unless otherwise indicated.

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NOTES CORRECTION
Charles R. Harkness PLS #6885



DESCRIPTION
APPROVED

By: A.M. Barnard
5-11-2026



The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

LEGEND

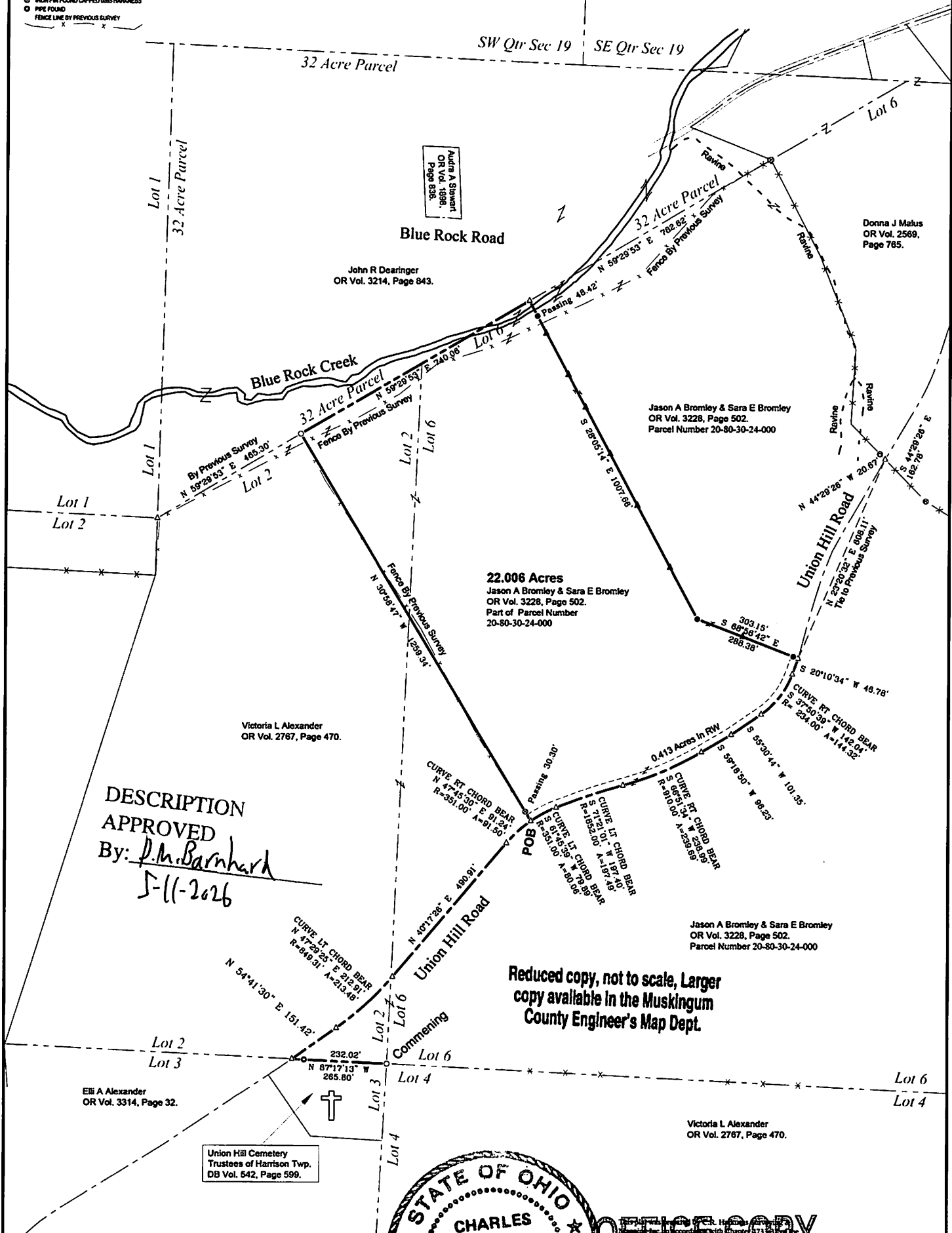
- PIN (2 1/2") 3/4" REBAR 3/4" LONG CAPPED (C) R HARDNESS P8 (8885)
- PIN FOUND 3/4" REBAR UNLESS NOTED
- △ POINT UNMARKED
- ▲ FIDUCIAL ROD SET ON LINE
- ⌄ LANDMARK
- ⊙ IRON PIN FOUND CAPPED DMS HARDNESS
- PIPE FOUND
- FENCE LINE BY PREVIOUS SURVEY

SURVEYOR'S NOTES AND REFERENCES:

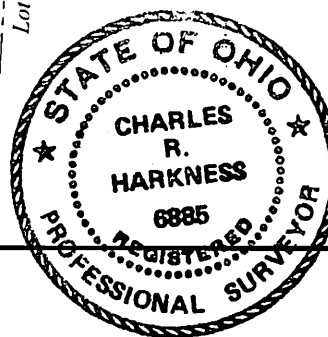
Muskingum County Tax Maps and OGRIP Orthophotos of the area.
Survey by Dana Snouffer PLS #7543 of the Union Hill Cemetery dated 6-9-2008. All other references are shown or listed.
Note #1- No right of way width was listed for Union Hill Road, assumed 40 foot width was applied to report road right of way with the surveyed parcel.

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SURVEY FOR:		HARKNESS SURVEYING & MAPPING, INC.	
Jason A Bromley & Sara E Bromley		8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 4/13/2026		DRAWN: 4/14/2026	
Job Number		Drawing/Sheet	
Job#3028		Plat #01	



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NOT RECORDABLE