



Email: Eric@EesleyLandSurveying.com

June 7, 2024

Phone: 740-501-0190

Job No. 24-0142

Parcel 1

Surveyor's Description ~

Part of Parcel 20-80-30-02-001

~ 2.611 Acres

Situated in the State of Ohio, Muskingum County, Harrison Township, Part of Northeast Quarter of Fractional Section 30, Township 12 North, Range 12 West, Congress Lands East of the Scioto. The parcel herein described is known as being Part of the same lands conveyed to **Benny and Wesley Yoder** as described in **Official Record 3192 Page 14** (All records herein are from the Recorder's Office, Muskingum County, Ohio) and is more particularly described as follows:

Beginning at a 5/8" Iron Pin Found at the Northeast corner of Fractional Section 30;

Thence, southerly along the easterly line of Fractional Section 30 bearing **South 03°21'04" West** a distance of **99.31 feet** to a 5/8" Iron Pin Found, said pin being the northeasterly corner of James E & Cynthia A Trout parcel (OR3157 Pg. 932);

Thence, westerly along the northerly line of said James E & Cynthia A Trout parcel bearing **North 87°38'48" West** a distance of **307.43 feet** to a point, said point being in the centerline of Blue Rock Run Creek and the **True Point of Beginning**;

Thence, southerly along the centerline of Blue Rock Run Creek the following three (3) courses:

1. **South 25°54'58" West** a distance of **180.33 feet** to a point;
2. **South 23°18'39" East** a distance of **186.78 feet** to a point;
3. **South 37°51'38" East** a distance of **160.49 feet** to a point, said point being in the northerly line of Pamela S Tracy parcel (OR 1584 Pg. 0249);

Thence, westerly along the northerly line of said Pamela S Tracy parcel and Steven R Dornon parcel (OR 1795 Pg. 0899) bearing **North 76°57'14" West**, passing a 5/8" Iron Pin Found at 150.39 feet and a 2" Iron Pipe Found at 391.19 feet, a total distance of **414.60 feet** to a point, said point being in the centerline of Old River Road (Co. Rd. 6 ~ 40' R/W);

Thence, northerly along the centerline of said Old River Road the following three (3) courses:

1. **North 01°37'19" East** a distance of **72.00 feet** to a point;
2. **North 10°21'08" East** a distance of **131.54 feet** to a point;
3. Following a curve to the left with a Radius of 403.10 feet, Delta of 26°14'14", Arc Length of 184.59 feet, Chord Bearing **North 12°18'06" West**, and a Chord Distance of **182.98 feet** to a point, said point being the southwesterly corner of Tamara J Fitz & Jacala S Ryberg parcel (OR 2357 Pg. 476);

Thence, easterly along the southerly line of said Tamara J Fitz & Jacala S Ryberg parcel bearing **South 87°38'48" East**, passing a 5/8" Iron Pin Found at 20.91 feet and 202.22 feet, a total distance of **323.89 feet** to the **True Point of Beginning**.

Containing 2.611 Acres in total, and being subject to all legal roads, easements, and restrictions of record. All iron pins set are 5/8" x 30" Rebar with a 1.5" Aluminum ID Cap stamped "Eric M Eesley S-8861".

Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 state projection, as established by Static GPS Observations, and was determined by using NGS, OPUS Service, with the North Line of Frac Sec 30 as bearing North 87°39'26" West and are used to denote angles only."

I, Eric M Eesley, of Eesley Land Surveying, hereby certify that the above description represents a true and correct survey, and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in June 2024.

OFFICE COPY

Eric M Eesley, Professional Land Surveyor
Registration No. PS-8861

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

~ 1 ~

DATE

