

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

Being part of the West Half, of the Northeast Quarter, of Fractional Section #18, Township #1, Range #9, of the US Military District, **being part of** the Earl and Irene Nisly property recorded in Official Record Volume 1882, Page 446 of said county's deed records, further being part of Muskingum County **Auditor's Parcel Number 25-30-18-02-000**, and more particularly described as follows;

Beginning at an iron pipe (found) at the common corner for the Northeast and Southeast Quarters of Section #18, also being on the East line of Quarter Township #3 of said Township and Range;

- #1- **THENCE North 03 degrees 04 minutes 00 seconds East 1115.25 feet** along the common line for said Fractional Section #18 and Quarter Township #3 to an iron pin (set), passing an iron pipe (found) at 154.67 feet;
- #2- **THENCE North 60 degrees 45 minutes 50 seconds East 835.98 feet** into said Northeast Quarter of Fractional Section #18 and through said Nisly property to an iron pin (set);
- #3- **THENCE South 70 degrees 46 minutes 10 seconds East 496.42 feet** continuing through said Nisly property and along the North line of a 30 foot wide easement reserved by the grantor for the property herein described to an unmarked point in the centerline of Pleasant Valley Road (County Road #47), passing an iron pin (set) at 473.87 feet;
- #4- **THENCE along a curve to the right having a chord bearing South 14 degrees 33 minutes 30 seconds West 136.35 feet**, a radius of 786.03 feet, and arc length of 136.52 feet, along said road to an unmarked point;
- #5- **THENCE along a curve to the left having, a chord bearing South 16 degrees 40 minutes 20 seconds West 95.75 feet**, a radius of 963.99 feet, and arc length of 95.79 feet, continuing along said road to an unmarked point;
- #6- **THENCE South 13 degrees 49 minutes 35 seconds West 195.11 feet** continuing along said road to an unmarked point;
- #7- **THENCE along a curve to the left having, a chord bearing South 08 degrees 36 minutes 45 seconds West 250.08 feet**, a radius of 1376.05 feet, and arc length of 250.43 feet, continuing along said road to an unmarked point;
- #8- **THENCE along a curve to the left having, a chord bearing South 11 degrees 01 minutes 50 seconds East 236.27 feet**, a radius of 474.13 feet, and arc length of 238.79 feet, continuing along said road to an unmarked point;
- #9- **THENCE South 25 degrees 27 minutes 45 seconds East 61.51 feet** continuing along said road to an unmarked common corner for said Nisly property and for the Smith property recorded in Deed Book Volume 1006, Page 533 and Deed Book Volume 1102, Page 212;
- #10- **THENCE North 68 degrees 28 minutes 40 seconds West 435.43 feet** leaving said road and along the common line for said Nisley and Smith properties to an iron pin (found), passing iron pipes (found) at 27.72 feet and 379.72 feet;
- #11- **THENCE South 57 degrees 11 minutes 15 seconds West 366.72 feet** continuing along said properties to an iron pin (found);
- #12- **THENCE South 07 degrees 35 minutes 00 seconds West 67.72 feet** continuing along said properties to an unmarked corner;
- #13- **THENCE South 57 degrees 36 minutes 25 seconds West 278.59 feet** continuing along said properties to an iron pin (found), passing an iron pin (found) at 10.00 feet;

**#14- THENCE South 18 degrees 40 minutes 50 seconds West 162.99 feet** continuing along said properties to an unmarked point on the common line for the Northeast and Southeast Quarters of Fraction Section #18, from which an iron pin (found) bears for reference South 18 degrees 40 minutes 50 seconds West 0.25 feet;

**#15- THENCE South 89 degrees 43 minutes 25 seconds West 174.03 feet** to the place of beginning, **containing 26.25 acres**, of which 0.45 acres are within the right of way for said County Road #47.

**SAVING AND RESERVING A NON-EXCLUSIVE EASEMENT**

Saving and reserving a non-exclusive easement 30 feet wide for ingress and egress being 30 feet wide along and South of Course #3 of the above described 26.25 acre parcel running from Pleasant Valley Road (County Road #47) through said 26.25 acre parcel.

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 June 23, 2006, 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 all or any easements of record, nor encroachments unless otherwise indicated.

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



APPROVED FOR CLOSURE  
*Charles R. Harkness*  
7/5/2006

EXEMPT FROM  
PLANNING COMMISSION  
*Charles R. Harkness*  
7/5/2006

300 0 300 600 900

LEGEND



GRAPHIC SCALE - FEET

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

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLSH6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- STONE (FOUND)
- PIPE (FOUND)

Malynda Franks  
DB Vol. 1153,  
Page 787.

Lot #6

Section Line By Graves & Walton Surveys  
Larry & Page Smith  
DB Vol. 1111, Page 187.

Section Line By Nichols Survey

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**SURVEYOR'S NOTES & REFERENCES:**

- Muskingum Co. Tax Maps and Orthophotos of the area. 3-D TopoQuads by DeLorme (Ohio).
- Muskingum County Township Plats dated 1854 and 1900 and Index to Original Field Notes. Deed Reference and Page (DB 11-308), (DB 11-309), (DB 28-592), (DB 28-595), (DB 125-190).
- Note #1- Non-Exclusive 30 foot wide ingress and egress easement saved and reserved.
- Note #2- South lines for E & W +s of NE Qtr of Sec #18 as surveyed by Richard Max Graves PLS #5791 dated February 1975.
- Note #3- Qtr Sec line surveyed by George W Schweitzer PLS #6736 dated 8/11/1982.
- Note #4- Section line surveyed by Michael Nichols PLS #6923 dated 6/25/2004.
- Note #5- Section line surveyed by Richard Max Graves PLS #5791 dated 3/23/1993 and by Steve Walton PLS #7675 dated 7/25/1995.
- Note #6- Centerline of CR #47 as per Nichols Survey of Nisly property.

W 1/2 NE Qtr Sec #18

E 1/2 NE Qtr Section #18

Quarter Township #3  
NE Qtr Sec #18

Lot #5

APPROVED FOR CLOSURE  
*CRH 7/5/2006*

Earl & Irene Nisly  
OR Vol. 1882, Page 446.  
**26.25 Acres**

William Hill  
DB Vol. 1123, Page 344.

PASSING  
154.67'

Lot #4

Robert & Jane Evans  
OR Vol. 1864, Page 82.

William Hill  
DB Vol. 1141, Page 651.

Curtis & Boots Kraft  
OR Vol. 1855, Page 34.

EXEMPT FROM  
PLANNING COMMISSION  
*CRH 7/5/2006*

Susan & Gregory Burns  
OR Vol. 1930, Page 869.

Robert Woerner  
OR Vol. 2011, Page 598.

Kevin Taylor  
OR Vol. 1933,  
Page 817.

Michael Smith  
DB Vol. 1006, Page 533.  
DB Vol. 1102, Page 212.



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 property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise noted.

SURVEY FOR:  
**Earl & Irene Nisly**  
PLEASANT VALLEY ROAD, ZANESVILLE, OHIO 43701

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

SURVEYED: 6/23/2006

DRAWN: 6/27/2006

JOB: #1516 DRAWING: Plat #0

SEC:#18 TWP:#1 RANGE:#9 TWP:Hopewell COUNTY:Muskingum ST:Oh

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NOT RECORDABLE  
*CRH*