

DESCRIPTION OF SURVEY FOR RANDALL T RUGGLES & ROBIN D RUGGLES
JOB#2868-1

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

Being part of Lot 34, Quarter Township 3, Township 1, Range 9, of the US Military District, further **being part of** the Randall T Ruggles and Robin D Ruggles property recorded in **Official Record Volume 3180, Page 158** of said county's deed records, further **being all of** Muskingum County **Auditor's Parcel Number 25-65-03-09-001**, and more particularly described as follows;

Beginning at the unmarked common corner for Lots 34 and 35 of said Township 3, Range 9, further being in the roadbed of County Line Road, and on the common line for Muskingum and Licking Counties;

- #1- **THENCE South 87 degrees 02 minutes 25 seconds East 545.59 feet** leaving said road, along the common line for said Lots 34 and 35, and crossing said Ruggles property to an iron pin (set) on the common line for said Ruggles property and for the John Melsheimer and Shawn Melsheimer property recorded in Official Record Volume 2334, Page 871, passing iron pins (set) at 30.12 feet and 250.59 feet;
- #2- **THENCE South 02 degrees 34 minutes 10 seconds West 572.10 feet** into Lot 34 and along said Ruggles and Melsheimer properties to an iron pipe (found capped 7135 Bowman) on the North line of the Kim E Bates and Sherrie L Bates property recorded in Official Record Volume 2619, Page 939;
- #3- **THENCE North 87 degrees 14 minutes 17 seconds West 546.30 feet** along the common line for said Ruggles and Bates properties to an unmarked point on the West line of Lot 34 and common line for Muskingum and Licking Counties, further being in the roadbed of County Line Road, passing an iron pipe (found capped 7135 Bowman) at 526.29 feet;
- #4- **THENCE North 02 degrees 38 minutes 30 seconds East 573.98 feet** along said Lot 34, and County Line, and within said roadbed to the place of beginning, **containing 7.182 acres**, of which 0.26 acres are within the right of way for County Line Road.

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. See Plat for META Data. Iron pins (set) are 5/8" rebar 30 inches long with identification cap (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 May 23, 2024 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.

Charles R. Harkness
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NOT RECORDABLE
Charles R. Harkness PLS #6885



DESCRIPTION

APPROVED

By: *D.M. Barnhard*

6-14-2024

6/14/24
DATE