

47-54-01-19-000

DESCRIPTION OF SURVEY FOR CAROLYN S BEEM

JOB#2531

Situated in the State of Ohio, County of Muskingum, Township of Newton, Village of Fultonham:

Being part of the Northeast Quarter, Section 24, Township 17, Range 15, of the Congress Lands East of the Scioto River, further **being all of** the Carolyn S Beem property recorded in **Deed Book Volume 954, Page 291** of said county's deed records, further **being all of** Muskingum County Auditor's Parcel Number 47-54-01-19-000, and more particularly described as follows;

- Commencing at the unmarked center of Section 24, being in the roadbed of Old Town Road;
- TIE-1 THENCE North 03 degrees 01 minutes 16 seconds East 3.55 feet** along the common line for the Northeast and Northwest Quarters of Section 24 to an unmarked point in the centerline of Old Town Road (County Road 652 Formerly Maysville Pike);
- TIE-2 THENCE South 87 degrees 40 minutes 52 seconds East 62.96 feet** into the Northeast Quarter and along the centerline of Old Town Road to an unmarked point;
- TIE-3 THENCE along a curve to the left having, a chord bearing North 85 degrees 27 minutes 28 seconds East 258.27 feet, a radius of 1080.98 feet, and arc length of 258.89 feet,** continuing along said road to an unmarked point;
- TIE-4 THENCE North 78 degrees 35 minutes 48 seconds East 154.13 feet** continuing along said road to an unmarked point;
- TIE-5 THENCE along a curve to the right having, a chord bearing North 84 degrees 33 minutes 57 seconds East 364.59 feet, a radius of 1752.96 feet, and arc length of 365.25 feet,** continuing along said road to an unmarked point;
- TIE-6 THENCE South 89 degrees 27 minutes 54 seconds East 128.12 feet** continuing along said road to the unmarked place of beginning for the property herein intended to be described, further being a common corner for said Beem property and for the Tanner A Whetstone property recorded in Official Record Volume 2404, Page 515;
- #1- THENCE North 08 degrees 33 minutes 45 seconds West 191.35 feet** leaving said road and along said properties to an unmarked point in the centerline Old State Road and common corner for said Whetstone property and the Thomas E Landerman Jr and Kerri M Landerman property recorded in Official Record Volume 2407, Page 946, passing axles (found) at 31.96 and 183.35 feet;
- #2- THENCE North 08 degrees 33 minutes 45 seconds West 8.00 feet** leaving said Old State Road and along said Beem and Landerman properties to an iron pin (found);
- #3- THENCE South 89 degrees 49 minutes 00 seconds East 66.17 feet** continuing along said properties to an unmarked corner for said properties and additional Thomas E Landerman Jr and Kerri M Landerman property recorded in Deed Book Volume 1085, Page 8, Official Record Volume 2323, Page 756, and Official Record Volume Page 2334, Page 30 and in a concrete pad;
- #4- THENCE South 08 degrees 33 minutes 19 seconds East 199.76 feet** along said Beem and Landerman properties and the Linda L Johnson recorded in Deed Book Volume 786, Page 62 and Official Record Volume 2470, Page 892, further being the corporation line for the Village of Fultonham to an unmarked point in the centerline of Old Town Road, passing an iron pin (set) at 9.06 feet, an iron pipe (found) at 46.06 feet, and iron pin (set) at 165.97 feet;
- #5- THENCE North 89 degrees 27 minutes 54 seconds West 66.21 feet** along said road to the place of beginning, **containing 0.30 acres** of which 0.05 acres are within the right of way of Old Town 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 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 October 30, 2018 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*  
**OFFICE COPY**  
**NOT RECORDABLE**

Charles R. Harkness PLS #6885

DESCRIPTION  
APPROVED

By:

*12/13/2018*





**NOT RECORDABLE**