

DESCRIPTION OF SURVEY FOR FRANCIS McGARVEY & SUSAN A McGRAVEY  
JOB#2360

Situated in the State of Ohio, County of Muskingum, Township of Newton and the 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 Francis McGarvey and Susan A McGarvey property recorded in Official Record Volume 2333, Page 619** of said county's deed records, further **being all of Muskingum County Auditor's Parcel Number 47-54-01-11-000**, 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 Main Street;
- 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 388.78 feet** continuing along said road to an unmarked point;
- TIE-7 THENCE along a curve to the left having, a chord bearing South 89 degrees 46 minutes 19 seconds East 7.17 feet, a radius of 669.33 feet, and arc length of 7.17 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 McGarvey property and for the Thomas E Landerman Jr, and Kerri M Landerman property recorded in Deed Book 1085, Page 8 and Official Record Volume 2323, Page 756 and Official Record Volume 2334, Page 30;
- #1- THENCE North 13 degrees 19 minutes 04 seconds West 254.47 feet** leaving said road and along said properties to an iron pipe (found), passing an iron pipe (found) at 20.71 feet;
- #2- THENCE South 74 degrees 11 minutes 09 seconds West 20.05 feet** continuing along said properties to an iron pin (found);
- #3- THENCE North 23 degrees 57 minutes 32 seconds West 25.08 feet** continuing along said properties to an iron pipe (found);
- #4- THENCE South 74 degrees 24 minutes 59 seconds West 154.80 feet** continuing along said properties to an iron pipe (found) on a line of the Thomas E Landerman Jr, and Kerri M Landerman property recorded in Official Record Volume 2407, Page 946;
- #5- THENCE North 13 degrees 20 minutes 00 seconds West 139.91 feet** continuing along said properties to an iron pipe (found);
- #6- THENCE South 84 degrees 47 minutes 18 seconds West 321.50 feet** continuing along said properties and along a line of the Debra A Blodgett property recorded in Official Record Volume 1580, Page 340 to bolt (found) on a line of the Joey D Gee and Jessica D Love property recorded in Official Record Volume 2610, Page 260, passing a bolt (found) at a common corner for said Landerman and Blodgett properties at 69.41 feet;
- #7- THENCE North 02 degrees 30 minutes 18 seconds East 381.05 feet** along said McGravey and Gee/Love properties to an iron pin (found) on a line of the Fultonham Cemetery Association property recorded in Deed Book Volume 1031, Page 387;

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- #8- **THENCE North 75 degrees 14 minutes 51 seconds East 606.82 feet** along said McGarvey and Cemetery properties and along the Brookstone Meadery and Brewing Company LLC property recorded in Official Record Volume 2646, Page 1 to an iron pin (found);
- #9- **THENCE South 33 degrees 23 minutes 51 seconds East 831.60 feet** along said McGarvey and Brookstone properties also along the Michael A Bennett and Brandi J Bennett property recorded in Deed Book Volume 1148, Page 592 to an iron pipe (found) at a corner of the Maysville Regional Water District property recorded in Deed Book Volume 837, Page 13;
- #10- **THENCE South 56 degrees 50 minutes 09 seconds West 28.24 feet** along said McGarvey and Maysville Water properties to an iron pipe (found);
- #11- **THENCE South 34 degrees 20 minutes 06 seconds East 59.06 feet** continuing along said properties to an unmarked point in the centerline of said Old Town Road, passing an iron pin (set) at 36.39 feet;
- #12- **THENCE along a curve to the left having, a chord bearing South 77 degrees 21 minutes 06 seconds West 130.34 feet, a radius of 952.81 feet, and arc length of 130.44 feet,** along said road to an unmarked point;
- #13- **THENCE South 72 degrees 40 minutes 52 seconds West 76.49 feet** continuing along said road to the unmarked Northwest corner of the Daniel C Hiles and Marsha K Hiles property recorded in Deed Book Volume 998, Page 240, from which an iron pin (found) for reference bears South 22 degrees 28 minutes 01 seconds West 28.98 feet;
- #14- **THENCE South 72 degrees 55 minutes 33 seconds West 23.45 feet** continuing along said road to the unmarked Northeast corner of the Todd Stotts property recorded in Official Record Volume 2041, Page 561, from which an iron pin (set) for reference bears South 21 degrees 07 minutes 06 seconds East 23.19 feet;
- #15- **THENCE South 72 degrees 55 minutes 33 seconds West 76.40 feet** continuing along said road to the unmarked common corner for said Stotts property and for the Randy L Spring property recorded in Deed Book Volume 941, Page 131, from which an iron pin (found) for reference bears South 22 degrees 48 minutes 59 seconds East 29.75 feet;
- #16- **THENCE along a curve to the right having, a chord bearing South 81 degrees 52 minutes 11 seconds West 187.50 feet, a radius of 669.33 feet, and arc length of 188.12 feet,** continuing along said road to the place of beginning, containing 11.68 acres in Newton Township and 0.16 acres within the Village of Fultonham for a total of **11.84 acres**, of which 0.34 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 10, 2016 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.

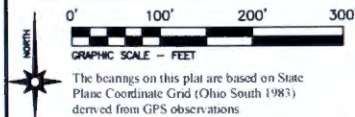
**OFFICE COPY  
NOT RECORDABLE**

Charles R. Harkness PLS #6885



DESCRIPTION  
APPROVED  
By: *[Signature]* 10/25/2016





#### LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C.R. HARKNESS PLS #6885)
- PIN (FOUND)
- ▲ POINT (UNMARKED)
- PIPE (FOUND)
- BOLT (FOUND)
- ⊗ AXLE (FOUND)

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

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#### SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area  
All other references are shown or listed

**Note #1-** No current deed or parcel number was found for the strip of property referenced in deed of the area as Thomas Soby's Lane. Reference to Estate of Thomas Soby in DB Vol. 19, Page 106

**Note #2-** Acreage division for Newton Township and the Village of Fultonham is approximate

Fultonham Cemetery Association  
DB Vol. 1031, Page 387

Brookstone Meadery &  
Brewing Company LLC  
OR Vol. 2646, Page 1

**11.84 Acres Total**  
Francis McGarvey &  
Susan A McGarvey  
OR Vol. 2333, Page 619

**0.16 Acres In Fultonham**

11.68 Acres In Newton Twp

Newton Township  
Fultonham Corp

Joey D Gee & Jessica D Love  
OR Vol. 2610, Page 260

Fultonham  
Cemetery  
Association  
DB Vol. 59,  
Page 547

Debra A Blodgett  
OR Vol. 1580,  
Page 340

Thomas E Landerman Jr  
& Fern M Landerman  
OR Vol. 2407,  
Page 946

Jeremy A Patrick  
OR Vol. 2291,  
Page 884

Tanner A  
Whetstone  
OR Vol. 2404,  
Page 515

Connie Sue Harker  
OR Vol. 2088,  
Page 162

Randy L Spring  
DB Vol. 941, Page 131

Newton Township  
Fultonham Corp

Michael A Bennett &  
Brandi J Bennett  
DB Vol. 1148, Page 592

Maysville Regional  
Water District  
DB Vol. 837,  
Page 13

Old Town Road

James P Stoneburner &  
Barbara Ann Stoneburner  
OR Vol. 2454, Page 50

Trevor G Everette  
& Megan L Snyder  
OR Vol. 2072,  
Page 709

Daniel C Hiles &  
Marsha K Hiles  
DB Vol. 998, Page 240

Kathy Leigh Combs  
OR Vol. 1561, Page 856

DESCRIPTION  
APPROVED

By: *[Signature]* 10/25/2016

LINE	BEARING	DIST
A	N 03°01'16" E	3.55'
B	S 87°40'52" E	62.96'
Curve Left Chord Bearing		
C	N 65°27'28" E	258.27'
	R=1080.98' A=258.89'	
D	N 78°35'48" E	154.13'
Curve Right Chord Bearing		
E	N 84°33'57" E	384.59'
	R=1752.96' A=305.25'	
F	S 89°27'54" E	388.78'
Curve Left Chord Bearing		
G	S 89°46'19" E	7.17'
	R=689.33' A=7.17'	
Curve Left Chord Bearing		
H	N 81°52'11" E	187.50'
	R=689.33' A=188.12'	
I	N 72°55'33" E	76.40'
J	N 72°55'33" E	23.45'
K	N 72°40'52" E	76.49'
Curve Right Chord Bearing		
L	N 77°21'08" E	130.34'
	R=952.81' A=130.44'	
CL Road Reference Pins		
R1	S 21°07'06" E	23.19'
R2	S 22°28'01" E	28.98'

**Francis & Susan McGarvey**

SURVEYED: 10/10/16 DRAWN: 10/10/16

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

Job Number: Job #2360

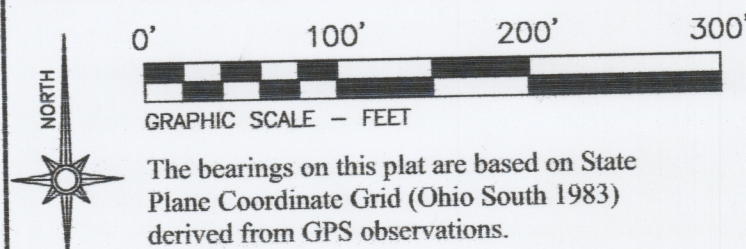
Drawing/Sheet No.: Plat #01

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 parcel surveyed and does not show any apparent easements nor easements of record, unless otherwise noted.

**OFFICE COPY**  
**NOT RECORDABLE**







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- POINT (UNMARKED)
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DB Vol. 998, Page 240.

Trevor G Eversole  
& Megan L Snyder  
OR Vol. 2072,  
Page 709.

Todd Stotts  
OR Vol. 2041,  
Page 561.

To Concrete Monument Found US 22 RW  
S 21°47'50" E 668.15'

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*Charles R. Harkness*  
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DESCRIPTION  
APPROVED  
By: *[Signature]*

**Francis & Susan McGarvey**

SURVEYED: 10/10/16 DRAWN: 10/10/16

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

Job Number:  
Job #2360

Drawing/Sheet No.  
Plat #01