

DESCRIPTION OF SURVEY FOR NELSON & MARY TROYER

JOB#2956

Situating in the State of Ohio, County of Muskingum, Township of Newton:

Being part of Section 19 of Township 15, Range 14, and part of Section 24, Township 17, Range 15, of the Congress Lands East of the Scioto River, further being part of the Nelson D Troyer and Mary D Troyer property recorded in Official Record Volume 3252, Page 10 of said county's deed records, further being part of Muskingum County Auditor's Parcel Numbers 47-60-04-32-000, and 47-54-05-34-000, and further described as follows;

Beginning at a stone (found) at the Southwest corner of Section 19 further being on the common line for said Section 24;

- TIE-** THENCE North 03 degrees 10 minutes 33 seconds East 1689.64 feet along the common line for Sections 19 and 24 and through said Troyer property to an unmarked point in the centerline of US Route 22 (Maysville Pike), and place of beginning for the property herein intended to be described;
- #1-** THENCE North 86 degrees 34 minutes 02 seconds West 708.84 feet into Section 24, along said US Route 22, and continuing through said Troyer property to an unmarked corner of the Randy L Spring property recorded in Deed Book Volume 941, Page 131;
- #2-** THENCE North 20 degrees 07 minutes 13 seconds West 218.19 feet leaving said road centerline and along a common line for said Troyer and Spring properties to a concrete monument (found), passing a concrete monument (found) at 85.52 feet;
- #3-** THENCE North 21 degrees 47 minutes 41 seconds West 107.42 feet continuing along said properties to an iron pin (set) on the West line of Thomas Soby's Lane;
- #4-** THENCE North 74 degrees 00 minutes 55 seconds East 33.61 feet crossing said Soby Lane to an iron pipe (found) at a corner of the Crystal Sue Graham property recorded in Official Record Volume 3273, Page 850;
- #5-** THENCE North 74 degrees 00 minutes 55 seconds East 766.81 feet along a common line for said Troyer and Graham/Labaki properties to an iron pin (found capped 5792 Graves) at a corner of the Kristie Lynne Roberts and Carl V Roberts property recorded in Official Record Volume 1561, Page 861;
- #6-** THENCE North 74 degrees 00 minutes 55 seconds East 92.28 feet along a common line for said Perry and Roberts properties to an iron pin (found capped 5792 Graves) on the common line for Sections 19 and 24;
- #7-** THENCE South 03 degrees 41 minutes 29 seconds West 307.92 feet along said Section line and continuing along said properties to a mine drill bit (found);
- #8-** THENCE South 86 degrees 44 minutes 29 seconds East 578.22 feet into Section 19 and continuing along said properties to a flint stone (found) at a corner of the Bruce Eversole and Angela Eversole property recorded in Official Record Volume 1748, Page 250;
- #9-** THENCE South 86 degrees 44 minutes 29 seconds East 161.36 feet along said Troyer and Eversole properties to an iron pin (set) at a corner of the Paula J Cassady property recorded in Official Record Volume 1834, Page 79;
- #10-** THENCE South 18 degrees 33 minutes 21 seconds East 199.58 feet along said Troyer and Cassady properties to an unmarked point in the centerline of US Route 22 (Maysville Pike), passing an iron pin (found capped 6885 Harkness) at 148.69 feet;
- #11-** THENCE South 73 degrees 46 minutes 14 seconds West 22.07 feet along the chord of a curve to the right having, a radius of 2182.77 feet, and arc length of 22.07 feet along said centerline and through said Troyer property to an unmarked point;
- #12-** THENCE South 80 degrees 41 minutes 04 seconds West 377.70 feet along the chord of a curve to the right having, a radius of 1636.91 feet, and arc length of 378.54 feet continuing along said centerline and through said property to an unmarked point;
- #13-** THENCE North 89 degrees 37 minutes 41 seconds West 233.24 feet along the chord of a curve to the right having, a radius of 2182.77 feet, and arc length of 233.35 feet continuing along said centerline and through said property to an unmarked point;
- #14-** THENCE North 86 degrees 34 minutes 02 seconds West 190.94 feet continuing along said centerline and through said property to the place of beginning containing 12.884 Acres of which 2.672 acres are within the right of way for US Route 22 (Maysville Pike).

ACREAGE BREAKDOWN

Section 19

4.743 Acres Part of 47-60-04-32-000

Section 24

8.141 Acres Part of 47-54-05-34-000

12.884 Acres Total

DESCRIPTION

APPROVED

By: D.M. Barnard
7-23-2025

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.S.6885).

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on June 6, 2025 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



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

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DATE
7/23/25

