

DESCRIPTION OF SURVEY FOR JOHN C SMITH**JOB#2812 BOUNDARY**

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

Being part of Sections 23 and 26, Township 17, Range 15, of the Congress Lands East of the Scioto River, further being all the remainder of the John C Smith properties recorded in **Deed Book Volume 1096, Page 103 and Official Record Volume 2273, Page 312** of said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers **47-34-23-19-001, 47-34-23-24-000, 47-72-26-08-001, and 47-72-26-24-000**, and more particularly described as follows;

Commencing at the unmarked common corner for Sections 23, 24, 25, and 26 of said Township and Range, further being on the line between Newton Township Muskingum County, and Madison Township Perry County;

- TIE- THENCE North 03 degrees 59 minutes 21 seconds East 24.06 feet** along the common line for Sections 23 and 24 and for Newton Township of Muskingum County and Madison Township of Perry County to the unmarked place of beginning for the property herein intended to be described, further being within a small stream;
- #1- THENCE North 03 degrees 59 minutes 21 seconds East 1901.54 feet** continuing along said Section, Township, and County line and common line for said John C Smith property and for the Jeffrey A Clossman and Cynthia Clossman property recorded in Perry County Official Record Volume 369, page 1329 to an iron pin (found capped 6885 Harkness) at a corner of the Daniel P Norman Jr. Properties recorded in Perry County Official Record Volume 463, Page 1633, and in Muskingum County Official Record Volume 2465, Page 330;
- #2- THENCE South 86 degrees 21 minutes 39 seconds East 572.92 feet** into Section 23 of Newton Township Muskingum County and along a common line for said John C Smith and Daniel P Norman Jr. properties to an iron pin (found) at a corner of the Terry L Dunn and Susan M Dunn property recorded in Official Record Volume 2332, Page 381;
- #3- THENCE South 86 degrees 21 minutes 49 seconds East 717.96 feet** along a common line for said John C Smith and Dunn properties to an iron pin (found);
- #4- THENCE South 03 degrees 47 minutes 14 seconds West 468.19 feet** continuing along said properties to an iron pin (found capped 7878 Binkley) at a common corner for a second Terry L Dunn and Susan M Dunn property recorded in Official Record Volume 2245, Page 486 and for the Douglas D Smith and Diane S Smith property recorded in Official Record Volume 1159, Page 802;
- #5- THENCE North 86 degrees 20 minutes 42 seconds West 629.62 feet** along a common line for said Smith properties to an iron pin (found);
- #6- THENCE South 06 degrees 48 minutes 15 seconds East 531.96 feet** continuing along said properties to an iron pin (found), passing iron pins (set) at 241.96 feet and 331.96 feet;
- #7- THENCE North 80 degrees 43 minutes 18 seconds East 347.36 feet** continuing along said properties to an iron pin (found) on a line of the Rhonda G Williams property recorded in Deed Book Volume 1129, Page 63;
- #8- THENCE South 04 degrees 24 minutes 01 seconds East 543.30 feet** along said John C Smith and Williams properties to an iron pin (found);
- #9- THENCE South 02 degrees 00 minutes 52 seconds East 65.80 feet** continuing along said properties to an iron pin (found);
- #10- THENCE South 01 degrees 23 minutes 19 seconds East 117.82 feet** continuing along said properties to an iron pin (found capped 7224 Cannon);
- #11- THENCE South 88 degrees 06 minutes 59 seconds West 44.91 feet** continuing along said properties to an iron pin (found);
- #12- THENCE South 06 degrees 02 minutes 19 seconds West 79.22 feet** continuing along said properties to an iron pin (set);
- #13- THENCE South 00 degrees 08 minutes 27 seconds East 71.47 feet** continuing along said properties to an iron pin (set);
- #14- THENCE South 00 degrees 08 minutes 27 seconds East 149.55 feet** continuing along said properties to an unmarked point in the centerline of US Route 22 (Maysville Pike), passing an iron pin (set) at 104.53 feet, and into Section 26 at 137.86 feet;

DESCRIPTION OF SURVEY FOR JOHN C SMITH

JOB#2812 BOUNDARY

- #15- **THENCE South 78 degrees 22 minutes 54 seconds West 934.70 feet** along said US Route 22, and said John C Smith property and for the Paul W Oberhauser and Suzann C Oberhauser property recorded in Deed Book Volume 1126, Page 243 and the Cody B Sterling and Cydney G Paxson property recorded in Official Record Volume 2868, Page 31 to an unmarked corner of the Earl Hall and Carolyn Hall property recorded in Official Record Volume 2844, Page 696;
- #16- **THENCE North 56 degrees 12 minutes 35 seconds West 82.53 feet** leaving said road and along a common line for said John C Smith and Hall properties to an unmarked corner in a small stream, from which an iron pipe (found) for reference bears South 79 degrees 01 minutes 33 seconds West 10.00 feet;
- #17- **THENCE North 04 degree 18 minutes 08 seconds West 112.56 feet** continuing along said properties to an unmarked point in said stream, from which an iron pipe (found) for reference bears South 50 degrees 14 minutes 20 seconds West 20.00 feet;
- #18- **THENCE North 39 degrees 24 minutes 22 seconds West 53.99 feet** continuing along said properties to an unmarked point in a pond;
- #19- **THENCE North 53 degrees 35 minutes 59 seconds West 167.04 feet** continuing along said properties to the place of beginning, passing into Section 23 at 122.53 feet containing a total of 50.98 acres, of which 1.30 acres are within the right of way of US Route 22 (Maysville Pike).

Acreage Breakdown

46.80 Acres being all of Parcel Number 47-34-23-19-001
 0.79 Acres being all of Parcel Number 47-34-23-24-000
 2.74 Acres being all of Parcel Number 47-72-26-08-001
0.65 Acres being all of Parcel Number 47-72-26-24-000
50.98 Acres Total

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) is 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 August 16, 2023 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal recording of the easement described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.



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Charles R. Harkness
 Charles R. Harkness
NOT RECORDABLE

DESCRIPTION
 APPROVED
 By: D.A. Barnhard
 12-16-2025

