

DESCRIPTION OF SURVEY FOR PAUL T EPPLEY

JOB#1933

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

Being part of the Southeast Quarter, of Section 26, of Township 17, Range 15, of the Congress Lands East of the Scioto River, **being part of** the Paul T Eppley property recorded in Official Record Volume 1692, Page 435, of said county's deed records, further being part of Muskingum County **Auditor's Parcel Number 47-72-26-18-000**, and more particularly described as follows;

Commencing at an iron pipe (found) at the common corner for Sections 25, 26 35, and 36 of said Township and Range;

- TIE-** **THENCE North 86 degrees 13 minutes 10 seconds West 637.01 feet** along the common line for Sections 26 and 35 to an iron pin (found) at the common corner for said Eppley property and for the Dave Dement and Tina Dement property recorded in Deed Book Volume 991, Page 173 and being the place of beginning for the property herein intended to be described;
- #1-** **THENCE North 03 degrees 48 minutes 35 seconds East 624.11 feet** into said Southeast Quarter of Section 26 and along said Eppley and Dement properties to an unmarked point in the center of Porter Run Road (Township Road 269), passing an iron pin (found) at 593.85 feet;
- #2-** **THENCE South 70 degrees 20 minutes 10 seconds East 97.06 feet** along said road and common line for said Eppley property and for the Patrick T Kelley and Laurie D Kelly property recorded in Official Record Volume 1669, Page 707 to an unmarked point;
- #3-** **THENCE along a curve to the right having, a chord bearing South 62 degrees 44 minutes 25 seconds East 68.74 feet, a radius of 260.02 feet, and arc length of 68.94 feet** continuing along said road and said properties to an unmarked corner of said Eppley and Kelly properties, from which an iron pin (found) on a common line for said Eppley and Kelly properties bears for reference North 10 degrees 47 minutes 50 seconds East 32.15 feet;
- #4-** **THENCE continuing along said curve to the right having, a chord bearing South 43 degrees 28 minutes 55 seconds East 105.13 feet, a radius of 260.02 feet, and arc length of 105.86 feet** continuing along said road and into said Eppley property to an unmarked point;
- #5-** **THENCE South 31 degrees 49 minutes 05 seconds East 222.92 feet** continuing along said road through said Eppley property to an unmarked point;
- #6-** **THENCE South 52 degrees 39 minutes 20 seconds West 482.82 feet** leaving said road and continuing through said Eppley property to the place of beginning, passing an iron pin (set) at 18.74 feet, **containing 3.005 acres**, of which 0.00 acres are within the right of way for Porter Run Road (Township Road 269).

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).

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined with adjacent Auditor's Parcel Number 47-72-26-17-002.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on August 6, 2011 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 all or any easements of record, unless otherwise indicated.

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NOT RECORDABLE
Charles R. Harkness #6885

DESCRIPTION

APPROVED

By: *[Signature]* 8/16/2011



LEGEND

- PIN (SET) 5/8" IRON CAPPED
(C R HARKNESS PL#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)

The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

DESCRIPTION

APPROVED
By: *[Signature]* 8/16/2011

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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- Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined with adjacent Auditor's Parcel Number 47-72-26-17-002.
Note #2- Right of way for Porter Run Road listed as 40 feet wide.

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 to describe all or any easements of record, unless otherwise indicated.



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Charles R. Harkness
 Charles R. Harkness, PL#6885

SURVEY FOR: Paul T Eppley		HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 8/6/2011	DRAWN: 8/8/2011	JOB NUMBER Job#1933	DRAWING / SHEET NUMBER Plat #01
SEC: 26 TWP: 17 RANGE: 15 TWP: Newton CO: Muskingum ST: Ohio			

Porter Run Road (TR 269)

Patrick T Kelly & Laurie D Kelly
OR Vol. 1669, Page 707.

Paul T Eppley
OR Vol. 1692, Page 435.
Parcel #47-72-26-18-000

Thomas M Bussey & Timi Bussey
DB Vol. 1005, Page 526.

Dave Dement & Tina Dement
DB Vol. 991, Page 173.
Parcel #47-72-26-17-002

3.005 Acres

Paul T Eppley & Katherine R Eppley
OR Vol. 1692, Page 440.

Paul T Eppley
OR Vol. 1692, Page 435.
Parcel #47-72-26-18-000

Robert J Partyka
OR Vol. 1636, Page 763.

Section 26
Section 35

N 66°13'10" W 637.01'

Sec 26
Sec 25
Sec 35
Sec 36

