

DESCRIPTION OF SURVEY FOR EBER OPDYKE

JOB#1894-2

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

Being part of Fractional Section 15, and Quarter Township 3, Township 1, Range 6, of the US Military District, further being part of the Eber E. Opdyke and Patricia Ann Opdyke property recorded in Deed Book Volume 521, Page 12 and part of Deed Book Volume 864, Page 27, of said county's deed records, further being part of Muskingum County Auditor's Parcel Numbers 51-30-15-12-000 and 51-31-02-53-000, and more particularly described as follows;

Commencing at the unmarked Southern corner of the East and West Halves of Fractional Section 15, being in the roadbed of Sonora Road, from which an axle (found) on the common line for said Fractional Section 15 and Quarter Township 3 bears for reference South 87 degrees 21 minutes 45 seconds East 32.00 feet;

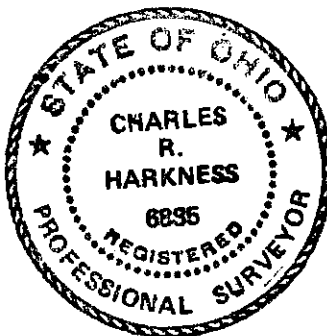
- TIE-1 THENCE N 02 degrees 38 minutes 15 seconds East 154.41 feet** along the common line for said East and West Halves of Fraction Section 15 and within the said roadbed to the Northeast corner of the James E Retherford and Stacie L Retherford property recorded in Deed Book Volume 1110, Page 166 and Deed Book Volume 1142, Page 801, also the place of beginning for the property herein intended to be described;
- #1- THENCE North 89 degrees 38 minutes 30 seconds West 81.48 feet** leaving said roadbed, into the West Half of Fractional Section 15, and along the common line for said Opdyke and Retherford properties an iron pin (set), passing an iron pin (set) at 41.59 feet;
- #2- THENCE South 78 degrees 01 minutes 45 seconds West 28.15 feet** continuing along said properties to an iron pipe (found);
- #3- THENCE South 25 degrees 11 minutes 15 seconds West 23.49 feet** continuing along said properties to an unmarked point in the creek bed of Little Salt Fork;
- #4- THENCE South 27 degrees 47 minutes 25 seconds West 65.76 feet** continuing along said properties to an iron pipe (found);
- #5- THENCE North 88 degrees 05 minutes 55 seconds West 44.83 feet** continuing along said properties to the unmarked Northeast corner of the Maelene S. Fox property recorded in Official Record Volume 1943, Page 508, from which an iron pipe (found) at a common corner for said Retherford and Fox properties for reference bears South 02 degrees 17 minutes 00 seconds West 54.37 feet;
- #6- THENCE North 55 degrees 38 minutes 20 seconds West 74.95 feet** along said Opdyke and Fox properties to an iron pin (found);
- #7- THENCE North 84 degrees 15 minutes 25 seconds West 17.06 feet** continuing along said Opdyke and Fox properties to an unmarked point, passing an iron pipe (found) at 15.00 feet, also an iron pipe (found) for reference bears North 84 degrees 15 minutes 25 seconds West 7.94 feet;
- #8- THENCE North 04 degrees 45 minutes 55 seconds East 30.00 feet** continuing along said Opdyke and Fox properties to an unmarked point in the centerline of said creek, passing an iron pin (found) at 5.68 feet;
- #9- THENCE South 57 degrees 08 minutes 45 seconds West 41.08 feet** continuing along said Opdyke and Fox properties and creek to an unmarked point;
- #10- THENCE South 31 degrees 54 minutes 00 seconds West 42.68 feet** continuing along said Opdyke and Fox properties and creek to an unmarked point;
- #11- THENCE South 77 degrees 52 minutes 05 seconds West 45.84 feet** continuing along said Opdyke and Fox properties and creek to an unmarked point;
- #12- THENCE South 24 degrees 48 minutes 00 seconds West 78.42 feet** continuing along said Opdyke and Fox properties and creek, also along the Jessica Rice property recorded in Official Record Volume 1994, Page 209, crossing into said Quarter Township 3, to an unmarked point;

- #13- **THENCE South 69 degrees 15 minutes 40 seconds West 89.69 feet** along said Opdyke and Rice properties and creek to a corner of the Ronald Rice and Karen Rice property recorded in Deed Book Volume 803, Page 202, Official Record Volume 1598, Page 272, and Official Record Volume 1600, Page 251, from which an iron pin (found) on the common line for said Rice properties bears for reference South 14 degrees 35 minutes 35 seconds East 32.34 feet;
- #14- **THENCE South 54 degrees 12 minutes 30 seconds West 47.29 feet** along said Opdyke and Ronald & Karen Rice properties and creek to an unmarked point;
- #15- **THENCE North 76 degrees 11 minutes 45 seconds West 89.61 feet** continuing along said Opdyke and Rice properties and creek to an unmarked point;
- #16- **THENCE South 67 degrees 35 minutes 10 seconds West 37.99 feet** continuing along said Opdyke and Rice properties and creek to an unmarked point;
- #17- **THENCE South 28 degrees 58 minutes 35 seconds West 60.95 feet** continuing along said Opdyke and Rice properties and creek to an unmarked point;
- #18- **THENCE South 72 degrees 37 minutes 45 seconds West 39.07 feet** continuing along said Opdyke and Rice properties and creek to an unmarked corner of the Nathan J. Harlan and Jennifer Swain property recorded in Official Record Volume 1956, Page 694, from which an iron pin (found) on the common line for said Ronald and Karen Rice and Harlan properties bears for reference South 03 degrees 23 minutes 20 seconds West 20.02 feet;
- #19- **THENCE South 86 degrees 37 minutes 25 seconds West 83.64 feet** along said Opdyke and Harlan/Swain properties, and creek, from which an iron pin (found) bears South 00 degrees 40 minutes 40 seconds West 23.04 feet;
- #20- **THENCE North 00 degrees 38 minutes 15 seconds East 734.34 feet** leaving said creek and through said Opdyke property, to an iron pin (set), passing an iron pin (set) at 25.00 feet and crossing into said West Half of Fractional Section 15;
- #21- **THENCE South 87 degrees 54 minutes 35 seconds East 812.64 feet** continuing through said Opdyke property, to an unmarked point on the common line for the East and West Halves of Fractional Section 15, being in the roadbed of said Sonora Road, passing an iron pin (set) at 787.84 feet;
- #22- **THENCE South 02 degrees 38 minutes 15 seconds West 433.99 feet** along said Mid Section line and within said roadbed to the place of beginning, containing 10.58 acres from Muskingum County Auditor's Parcel Number 51-30-15-12-000 and 0.04 acres from Muskingum County Auditor's Parcel Number 51-31-02-53-000 for a **total of 10.62 acres**, of which 0.20 acres are within the right of way for Sonora 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 March 21, 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, nor encroachments unless otherwise indicated.

**OFFICE COPY
NOT RECORDABLE**
Charles R. Harkness #6885



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

9/4/11
Date Fee Paid

**DESCRIPTION
APPROVED**
By: *[Signature]*

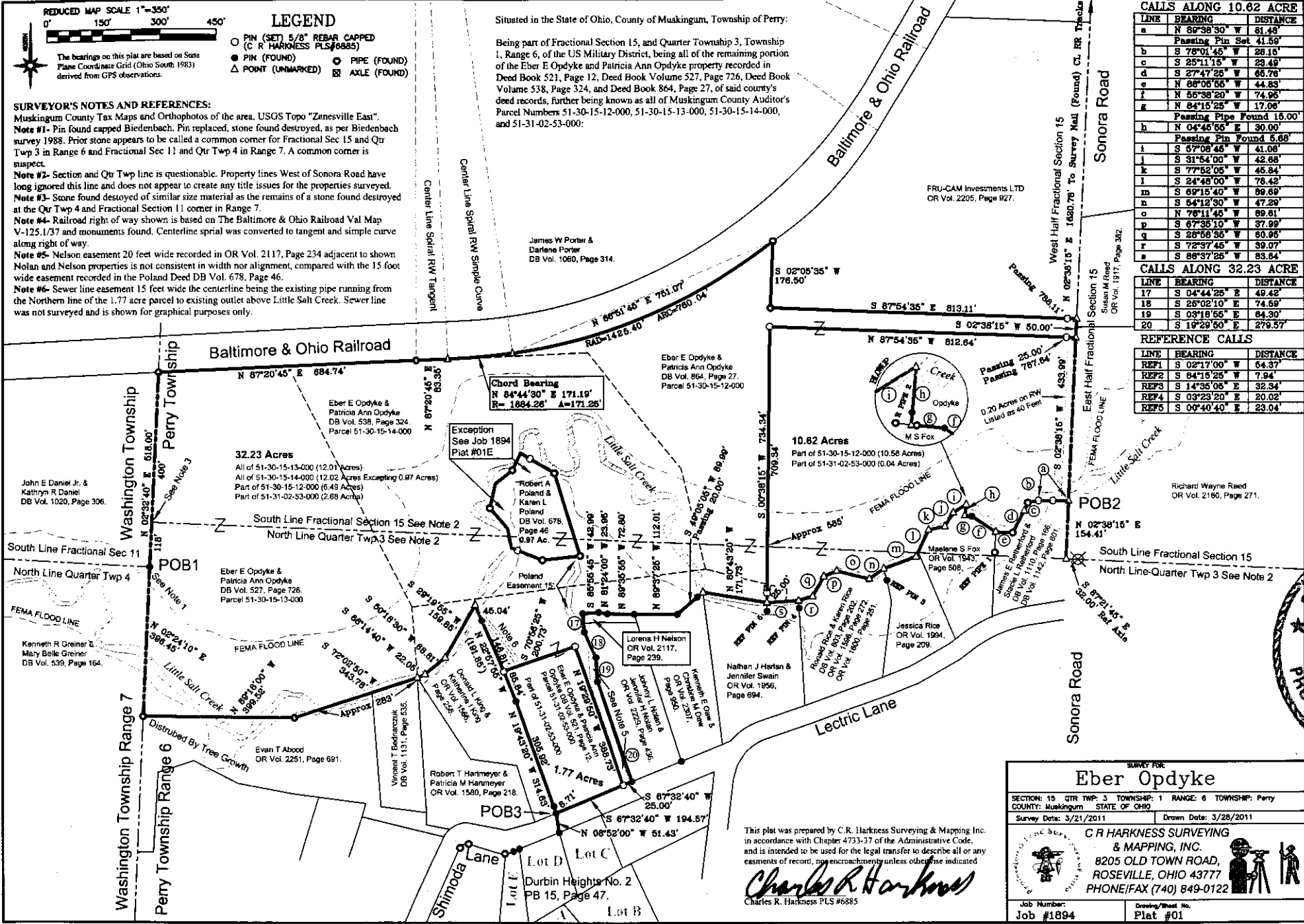
REDUCED MAP SCALE 1"=350'
 0' 150' 300' 450'

LEGEND
 ○ PIN (SET) 5/8" REBAR CAPPED (C.R. HARKNESS PLS#6885)
 ● PIN (FOUND) ○ PIPE (FOUND)
 △ POINT (UNMARKED) □ AXLE (FOUND)

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

SURVEYOR'S NOTES AND REFERENCES:
 Muskingum County Tax Maps and Orthophotos of the area. USGS Topo "Zanesville East".
Note #1- Pin found capped Biedenbach. Pin replaced, stone found destroyed, as per Biedenbach survey 1988. Prior stone appears to be called a common corner for Fractional Sec 15 and Qtr Twp 3 in Range 6 and Fractional Sec 11 and Qtr Twp 4 in Range 7. A common corner is suspect.
Note #2- Section and Qtr Twp line is questionable. Property lines West of Sonora Road have long ignored this line and does not appear to create any title issues for the properties surveyed.
Note #3- Stone found destroyed of similar size material as the remains of a stone found destroyed at the Qtr Twp 4 and Fractional Section 11 corner in Range 7.
Note #4- Railroad right of way shown is based on The Baltimore & Ohio Railroad Val Map V-125.1/37 and monuments found. Centerline spiral was converted to tangent and simple curve along right of way.
Note #5- Nelson easement 20 feet wide recorded in OR Vol. 2117, Page 234 adjacent to shown Nolan and Nelson properties is not consistent in width nor alignment, compared with the 15 foot wide easement recorded in the Poland Deed DB Vol. 678, Page 46.
Note #6- Sewer line easement 15 feet wide the centerline being the existing pipe running from the Northern line of the 1.77 acre parcel to existing outlet above Little Salt Creek. Sewer line was not surveyed and is shown for graphical purposes only.

Situated in the State of Ohio, County of Muskingum, Township of Perry:
 Being part of Fractional Section 15, and Quarter Township 3, Township 1, Range 6, of the US Military District, being all of the remaining portion of the Eber E Opydke and Patricia Ann Opydke property recorded in Deed Book 521, Page 12, Deed Book Volume 527, Page 726, Deed Book Volume 538, Page 324, and Deed Book 864, Page 27, of said county's deed records, further being known as all of Muskingum County Auditor's Parcel Numbers 51-30-15-12-000, 51-30-15-13-000, 51-30-15-14-000, and 51-31-02-53-000:



CALLS ALONG 10.62 ACRE

LINE	BEARING	DISTANCE
a	N 80°38'30" W	61.45'
	Passing Pin Set	41.59'
b	S 78°01'45" W	28.16'
c	S 25°11'15" W	23.49'
d	S 27°47'28" W	66.76'
e	N 08°05'55" W	44.83'
f	N 55°38'20" W	74.95'
g	N 84°15'25" W	17.06'
	Passing Pipe Found	15.00'
h	N 04°45'55" E	30.00'
	Passing Pin Found	5.68'
i	S 07°08'45" W	41.08'
j	S 31°54'00" W	42.68'
k	S 77°52'00" W	45.84'
l	S 24°48'00" W	78.42'
m	S 69°15'40" W	89.69'
n	S 54°12'30" W	47.29'
o	N 78°11'45" W	89.81'
p	S 67°35'10" W	37.99'
q	S 28°58'35" W	60.95'
r	S 72°37'45" W	39.07'
s	S 88°37'25" W	83.54'

CALLS ALONG 32.23 ACRE

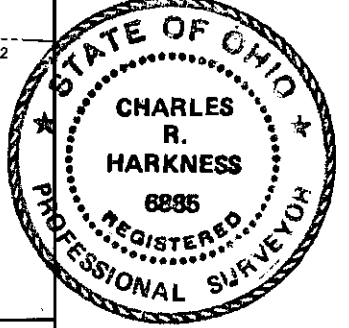
LINE	BEARING	DISTANCE
17	S 04°44'25" E	49.42'
18	S 25°02'10" E	74.59'
19	S 03°18'55" E	84.30'
20	S 19°29'50" E	279.57'

REFERENCE CALLS

LINE	BEARING	DISTANCE
REF1	S 02°17'00" W	54.37'
REF2	S 84°15'25" W	7.94'
REF3	S 14°35'05" E	32.34'
REF4	S 03°23'20" E	20.02'
REF5	S 00°40'40" E	23.04'

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Fee Paid
 Date 3/22/11



SURVEY FOR
Eber Opydke

SECTION: 15 QTR TWP: 3 TOWNSHIP: 1 RANGE: 6 TOWNSHIP: Perry
 COUNTY: Muskingum STATE OF OHIO
 Survey Date: 3/21/2011 Drawn Date: 3/28/2011

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

Job Number: Job #1894
 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 to describe all or any easements of record, no encroachments unless otherwise indicated.

Charles R. Harkness
 Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED
 By: *[Signature]*