

Situated in the State of Ohio, County of Muskingum, Township of Salt Creek:

Being part of the Southwest Quarter, Section 21 and Northwest Quarter of Section 28, Township 13, Range 12, of the Congress Lands East of the Scioto River, further **being part of** the Gary R Wells property recorded in **Deed Book Volume 1159, Page 912** of said county's deed records, **further being all** of Muskingum County **Auditor's Parcel Number 60-50-21-25-000** and **part of Auditor's Parcel Number 60-80-28-06-000**, and more particularly described as follows;

Beginning at a concrete monument (found) at the common corner of said Sections 21 and 28, also for Sections 20 and 29 of said Township and Range, further being a corner in common for Salt Creek and Wayne Townships of said County;

- #1- **THENCE North 02 degrees 45 minutes 06 seconds East 855.02 feet** along a common line for Sections 20 and 21 and into Salt Creek Township to an unmarked point on the South Bank of Salt Creek, passing an iron pin (found) at 830.00 feet;
- #2- **THENCE North 53 degrees 29 minutes 30 seconds East 273.70 feet** into said Section 21, along said South Bank and common line for said Wells property and for the Joseph D Nesselroad and Janet K Nesselroad Trustees property recorded in Official Record Volume 2391, Page 633 to an unmarked point;
- #3- **THENCE North 85 degrees 22 minutes 54 seconds East 447.30 feet** continuing along said bank and properties to an iron pin (found);
- #4- **THENCE North 81 degrees 37 minutes 14 seconds East 321.08 feet** continuing along said bank and properties to an unmarked point;
- #5- **THENCE North 57 degrees 34 minutes 26 seconds East 134.93 feet** continuing along said bank and properties to an unmarked point;
- #6- **THENCE North 32 degrees 35 minutes 28 seconds East 168.62 feet** continuing along said bank and properties to an unmarked point;
- #7- **THENCE South 86 degrees 39 minutes 46 seconds East 396.38 feet** leaving said bank and continuing along said properties, also along the William E Bates property recorded in Deed Book Volume 1006, Page 424 to an iron pin (found) at a corner of the Robert E McConaha TOD Mark Staley, Genia Head, Karen Shook property recorded in Official Record Volume 2296, Page 74, passing iron pins (found) at 15.00 feet and 288.18 feet;
- #8- **THENCE South 02 degrees 11 minutes 33 seconds West 1361.09 feet** along said Wells and McConaha properties also along the Michael F Clark and Kimberly D Clark property recorded in Official Record Volume 1963, Page 432 to an unmarked point on the common line for said Sections 21 and 28, passing concrete markers at 230.70 feet, 567.02 feet, 1039.90 feet, and 1352.56 feet;
- #9- **THENCE South 87 degrees 29 minutes 09 seconds East 319.66 feet** along said section line and common line for said Wells and McConaha properties to an unmarked point in the centrline of Burnt Mill Road, from which an iron pin (found) for reference South 38 degrees 25 minutes 21 seconds West 35.60 feet;
- #10- **THENCE South 00 degrees 29 minutes 21 seconds East 30.04 feet** into Section 28, along said road and common line for said Wells property and for the Randall L Hock property recorded in Deed Book Volume 1050, Page 435 to an unmarked point;
- #11- **THENCE North 87 degrees 29 minutes 09 seconds West 545.84 feet** leaving said road and through said Wells property to an iron pin (set), passing an iron pin (set) at 77.52 feet;
- #12- **THENCE South 03 degrees 59 minutes 43 seconds West 187.79 feet** continuing through said Wells property to an iron pin (set);

- #13- **THENCE South 87 degrees 22 minutes 21 seconds West 186.72 feet** continuing through said Wells property to an iron pin (set);
- #14- **THENCE North 01 degrees 09 minutes 13 seconds East 234.52 feet** continuing through said Wells property to an iron pin (set) on the common line for Sections 21 and 28;
- #15- **THENCE North 87 degrees 29 minutes 09 seconds West 1153.42 feet** along said Section line to the place of beginning, containing 41.48 acres in Section 21 and 1.37 acres in Section 28 for a **total of 42.85 acres**, of which 0.01 acres are within the right of way of Burnt Mill Road.

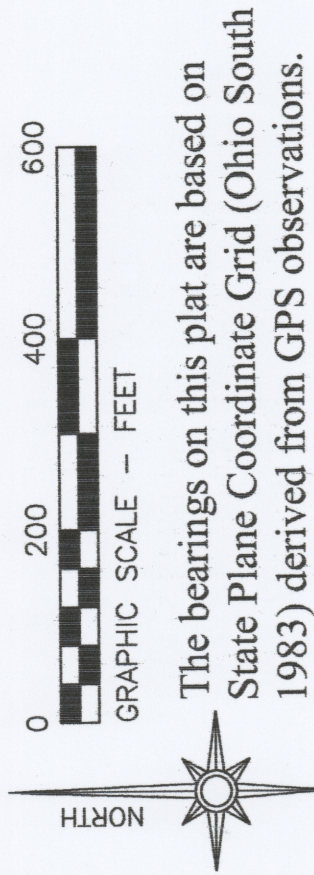
The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.#6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on April 8, 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.

Charles R. Harkness
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NOT RECORDABLE
Charles R. Harkness PLS #6885



DESCRIPTION
APPROVED
By: *[Signature]* 4/4/16



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

- LEGEND**
- PIN (SET) 5/8" REBAR CAPPED
(C R HARKNESS PLS #6885)
 - PIN (FOUND)
 - POINT (UNMARKED)
 - PIPE (FOUND)
 - STONE (FOUND) WITH X
 - CONCRETE MONUMENT (FOUND)

SURVEYOR'S NOTES AND REFERENCES:
Muskingum County Tax Maps and Orthophotos of the area.
Previous survey of the Gary R Wells property completed by Charles R Harkness PLS #6885 (Job 1575 dated March 22, 2007).
Note #1- Existing Access Drive located partially on the McConaha property. No recorded easement was found.
Note #2- Survey 2 contains 0.01 acres of right of way for Burnt Mill Road.

Situated in the State of Ohio, County of Muskingum, Township of Salt Creek:

Survey 1

Being part of the Southwest Quarter, Section 21 and Northwest Quarter of Section 28, Township 13, Range 12, of the Congress Lands East of the Scioto River, further being part of the Gary R Wells property recorded in **Deed Book Volume 1159, Page 912** of said county's deed records, further being all of Muskingum County Auditor's Parcel Number **60-50-21-25-000** and part of Auditor's Parcel Number **60-80-28-06-000**:

Survey 2

Being part of the Northwest Quarter of Section 28, Township 13, Range 12, of the Congress Lands East of the Scioto River, further being part of the Gary R Wells property recorded in **Deed Book Volume 1159, Page 912** of said county's deed records, further being part of Muskingum County Auditor's Parcel Number **60-80-28-06-000**:

James Hock Enterprises LLC
OR Vol. 2313, Page 253.

Survey 1
42.85 Acres
Gary R Wells
DB Vol. 1159, Page 912.

41.48 Acres Parcel Number 60-50-21-25-000

1.37 Acres Part of Parcel
Number 60-80-28-06-000

Survey 2
61.29 Acres
Gary R Wells
DB Vol. 1159, Page 912.

Part of Parcel Number
60-80-28-06-000

30 Acres By Deed

Gary R Wells
DB Vol. 1159, Page 912.
Parcel Number
73-93-29-01-000

Juanita Williams
DB Vol. 564,
Page 565.

Russell H Butler &
Delores S Butler, &
Travis D Butler
OR Vol. 2561, Page 64.

Norma J Redman
DB Vol. 1125,
Page 208.

Randy L Williams
Melanie M Bates
DB Vol. 928,
Page 155.

Stephen E Mock
& Juanita K Mock
OR Vol. 2486,
Page 294.

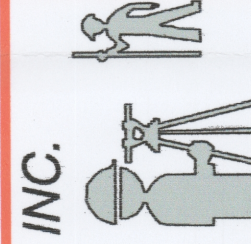
DESCRIPTION
APPROVED
By: [Signature]

SURVEY FOR:

Gary R Wells

HARKNESS SURVEYING & MAPPING, INC.

8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122



SURVEYED: 4/8/2016 DRAWN: 4/11/2016

JOB NUMBER
Job#2307

DRAWING / SHEET #
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 indicated.

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Charles R. Harkness PLS #6885

