

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

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 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 South 87 degrees 29 minutes 09 seconds East 1153.42 feet** into Salt Creek Township, and along the common line for Sections 21 and 28 to an iron pin (set);
- #2- **THENCE South 01 degrees 09 minutes 13 seconds West 234.52 feet** into said Northwest Quarter of Section 28 and through said Wells property to an iron pin (set);
- #3- **THENCE North 87 degrees 22 minutes 21 seconds East 186.72 feet** continuing through said property to an iron pin (set);
- #4- **THENCE North 03 degrees 59 minutes 43 seconds East 187.79 feet** continuing through said property to an iron pin (set);
- #5- **THENCE South 87 degrees 29 minutes 09 seconds East 545.84 feet** continuing through said property to an unmarked point in the centerline of Burnt Mill Road, passing an iron pin (set) at 468.32 feet;
- #6- **THENCE South 00 degrees 29 minutes 21 seconds East 178.84 feet** along said road and common line for said Wells property and for the Randy L Hock property recorded in Deed Book Volume 1050, Page 435 to an unmarked point from which an iron pipe (found) for reference bears South 88 degrees 50 minutes 27 seconds East 16.80 feet;
- #7- **THENCE South 08 degrees 31 minutes 16 seconds West 170.00 feet** continuing along said road and properties to an unmarked point;
- #8- **THENCE South 09 degrees 52 minutes 19 seconds West 190.00 feet** continuing along said road and properties to an unmarked point;
- #9- **THENCE South 10 degrees 30 minutes 39 seconds West 524.27 feet** continuing along said road and properties to an unmarked point;
- #10- **THENCE South 09 degrees 02 minutes 24 seconds West 100.00 feet** continuing along said road and properties to an unmarked point from which an iron pipe (found) bearing North 88 degrees 06 minutes 12 seconds West 30.00 feet;
- #11- **THENCE South 09 degrees 02 minutes 57 seconds West 537.00 feet** continuing along said road and properties to an unmarked point;
- #12- **THENCE along a curve to the right having, a chord bearing South 16 degrees 10 minutes 18 seconds West 267.84 feet, a radius of 3410.76 feet, and arc length of 268.53 feet, continuing along said road and properties to an unmarked point;**
- #13- **THENCE South 23 degrees 17 minutes 38 seconds West 209.36 feet** continuing along said road and properties to an unmarked intersection of Burnt Mill Road and Sugar Grove Road;

- #14- **THENCE along a curve to the right having, a chord bearing South 89 degrees 17 minutes 17 seconds West 238.51 feet, a radius of 1080.10 feet,** and arc length of 238.56 feet along Sugar Grove Road and common line for said Wells property and for the Randy L Williams and Melanie M Bates property recorded in Deed Book Volume 928 Page 155 to an unmarked point on the East line for the Southwest Quarter of the Northwest Quarter of Section 28, further being the common corner for said Wells property and for the Norma J Redman property recorded in Deed Book Volume 1125, Page 208;
- #15- **THENCE North 02 degrees 15 minutes 43 seconds East 877.35** leaving said road and along said Quarter Quarter line, further being the common line for said Wells and Redman properties, also along the Russell H Butler, Delores E Butler, and Travis D Butler property recorded in Official Record Volume 2561, Page 64 to an iron pin (found) at the Center of the Northwest Quarter of Section 28, passing an iron pipe (found) at 14.83 feet, and iron pin (found) at 22.32 feet;
- #16- **THENCE North 88 degrees 03 minutes 38 seconds West 1324.57** along the North line of said Southwest Quarter of the Northwest Quarter of Section 28, and common line for said Wells and Butler properties to an unmarked point on the common line for Sections 28 and 29, passing an iron pipe (found) at 1321.63 feet;
- #17- **THENCE North 01 degrees 55 minutes 52 seconds East 1323.58 feet** along said Section line to the place of beginning **containing 61.29 acres**, of which 1.10 acres are within the right of ways of Burnt Mill Road and Sugar Grove Road.

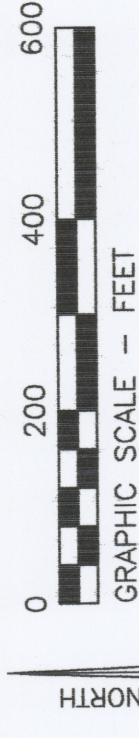
The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

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
OFFICE COPY
NOT RECORDABLE
Charles R. Harkness PLS #6885

**DESCRIPTION
APPROVED**
By: *[Signature]* 4/15/2016





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

Salt Creek Twp Sec 20

Wayne Sec 29

30 Acres By Deed

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

Survey 2
61.29 Acres

Gary R Wells
DB Vol. 1159, Page 912.
Part of Parcel Number
60-80-28-06-000

Sec 21

Sec 28

Salt Creek Twp

NW Qtr Sec 28

SW Qtr Sec 21

SE Qtr Sec 21

NE Qtr Sec 28

NW Qtr Sec 28

SW Qtr Sec 28

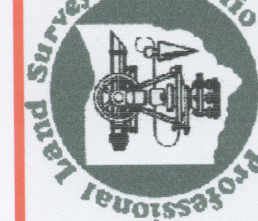
NW Qtr Sec 28

SW Qtr Sec 28

SW Qtr Sec 28

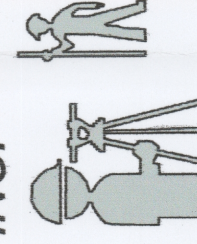
SURVEY FOR:

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

