

DESCRIPTION OF SURVEY FOR JOHN & LINDA OFFENBACHER

JOB#1266-2

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

Being part of Section #15, Township #12, Range #13, of the Congress Lands East of the Scioto River, **being part of** the John & Linda Offenbacher property recorded in Official Record Volume 1698, Page 41 of said county's deed records, known as Muskingum County Auditor's **Parcel Number 62-58-02-04-000**, and more particularly described as follows;

Commencing at a stone (found marked) at the common corner for said Section #15, for Section #5 of Township #11 Range #13, for Section #1 of Township #15 Range #14, and for Section #13 of Township #16 Range #14; **THENCE North 03 degrees 09 minutes 10 seconds East 473.38 feet** along the common line for said Sections #13 & #15 and for Ranges #13 & #14 to an iron pin (found) at the Northwest corner of Lot #1 of Dunbar Acres recorded in Plat Book 8, Page 37; **THENCE South 86 degrees 43 minutes 35 seconds East 164.34 feet** into Section #15 and along the North line of said Dunbar Acres to an unmarked point in the center line of a 50 foot wide easement to be used for ingress and egress by the property herein described, also being the midpoint of the North line of Lot #3 of said Dunbar Acres, passing iron pins (set) at the common corner for Lots #1 & #2 at 69.72 feet and at the common corner for Lots #2 & #3 at 139.44 feet; **THENCE North 01 degrees 24 minutes 45 seconds East 161.55 feet** through said Offenbacher property and along the center line of said 50 foot wide easement to an unmarked point, from which reference pins (set) bear South 88 degrees 35 minutes 15 seconds East 25.00 feet and North 88 degrees 35 minutes 15 seconds West 25.00 feet; **THENCE along a curve to the right having a chord bearing North 15 degrees 38 minutes 30 seconds East 418.41 feet**, a radius of 851.07 feet, and arc length of 422.74 feet, continuing through said Offenbacher property and along said easement to the unmarked point, from which reference pins (set) bear South 60 degrees 07 minutes 40 seconds East 25.00 feet and North 60 degrees 07 minutes 40 seconds West 25.00 feet; **THENCE along a curve to the left having, a chord bearing North 17 degrees 18 minutes 40 seconds East 217.47 feet**, a radius of 500.00 feet, and arc length of 219.22 feet, to the unmarked place of beginning for the property herein intended to be described;

- #1- **THENCE North 82 degrees 56 minutes 45 seconds West 263.75 feet** leaving said easement and continuing through said Offenbacher property to an iron pin (set) on the East line of the L Sidwell property recorded in Deed Book Volume 1064 Page 572, passing an iron pin (set) on the West line of said Easement at 25.02 feet;
- #2- **THENCE North 03 degrees 08 minutes 05 seconds East 72.47 feet** along the East line of said Sidwell property to an iron pin (found);
- #3- **THENCE North 86 degrees 49 minutes 35 seconds West 39.95 feet** along the North line of said Sidwell property to a stone (found marked) at the common corner for the Northeast and Southeast Quarters of said Section #13;
- #4- **THENCE North 03 degrees 13 minutes 50 seconds East 199.73 feet** along the common line for said Sections #13 & #15 and for Ranges #13 & #14 to an iron pin (set);
- #5- **THENCE South 86 degrees 50 minutes 50 seconds East 259.60 feet** through said Offenbacher property to an unmarked point in the center line of said easement, passing an iron pin (set) at 234.60 feet;
- #6- **THENCE along a curve to the left having, a chord bearing South 05 degrees 47 minutes 05 seconds East 124.27 feet**, a radius of 400.00 feet, and arc length of 124.78 feet to an unmarked point, from which reference pins (set) bear North 75 degrees 16 minutes 45 seconds East 25.00 feet and South 75 degrees 16 minutes 45 seconds West 25.00 feet;
- #7- **THENCE along a curve to the right having, a chord bearing South 04 degrees 59 minutes 05 seconds East 169.11 feet**, a radius of 500.00 feet, and arc length of 169.92 feet to the place of beginning, **containing 1.75 acres**, of which 0.17 acres are within said easement.

ALSO A NON-EXCLUSIVE EASEMENT GRANTED

Also a non-exclusive easement granted for ingress and egress to the above described 1.75 acre parcel over Lot #3 of Dunbar Acres recorded in Plat Book 8, Page 37 running from East Main Street (Township Road #625) to the John & Linda Offenbacher property from which the above described 1.75 acre parcel was surveyed.

ALSO A NON-EXCLUSIVE EASEMENT GRANTED AND SAVED AND EXCEPTED

Also a non-exclusive easement granted and saved and excepted for ingress and egress being 50 feet wide running through said Offenbacher property from the North line of Dunbar Acres recorded in Plat Book 8, Page 37 to a cul-de-sac within said Offenbacher property, the center line of which is more particularly described as follows:

Beginning at the midpoint of the North line of Lot #3 of said Dunbar Acres, from which iron pins (set) at the Northern corners of said Lot #3 bear for reference South 86 degrees 43 minutes 35 seconds East 24.90 feet and North 86 degrees 43 minutes 35 seconds West 24.90 feet;

- #E1- THENCE North 01 degrees 24 minutes 45 seconds East 161.55 feet** to an unmarked point, from which reference pins (set) bear South 88 degrees 35 minutes 15 seconds East 25.00 feet and North 88 degrees 35 minutes 15 seconds West 25.00 feet;
- #E2- THENCE along a curve to the right having a chord bearing North 15 degrees 38 minutes 30 seconds East 418.41 feet**, a radius of 851.07 feet, and arc length of 422.74 feet to an unmarked point, from which reference pins (set) bear South 60 degrees 07 minutes 40 seconds East 25.00 feet and North 60 degrees 07 minutes 40 seconds West 25.00 feet;
- E#3- THENCE along a curve to the left having, a chord bearing North 07 degrees 34 minutes 35 seconds East 379.40 feet**, a radius of 500.00 feet, and arc length of 389.14 feet to an unmarked point, from which reference pins (set) bear North 75 degrees 16 minutes 45 seconds East 25.00 feet and South 75 degrees 16 minutes 45 seconds West 25.00 feet;
- E#4- THENCE along a curve to the right having, a chord bearing North 05 degrees 47 minutes 05 seconds West 124.27 feet**, a radius of 400.00 feet, and arc length of 124.78 feet to an unmarked point, from which reference pins (set) bear South 86 degrees 50 minutes 50 seconds East 25.00 feet and North 86 degrees 50 minutes 50 seconds West 25.00 feet;
- E#5- THENCE North 03 degrees 09 minutes 10 seconds East 86.60 feet** to an iron pin (set) at the center point of a 75 foot radius cul-de-sac, from which iron pins (set) at the point of common curve for said cul-de-sac and 25 foot radius transition curves from the 50 foot wide easement to said cul-de-sac bear South 26 degrees 50 minutes 50 seconds East 75.00 feet and South 33 degrees 09 minutes 10 seconds West 75.00 feet;

The bearings within this description are based on State Plane Coordinate Grid 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 June 7, 2003, 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 PLS #6885

