

DESCRIPTION OF SURVEY FOR FREEMAN R MAST JOB#2854-2 MAST

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

Being part of Section 9, Township 3, Range 6, of the US Military District, further **being part of** the Freeman R Mast and Arie Mast property recorded in **Official Record Volume 2961, Page 750** of said county's deed records, further **being part of** Muskingum County Auditor's Parcel Number **02-20-09-01-005**, and more particularly described as follows;

Commencing at a stone (found) at the common corner for the Southeast and Southwest Quarters of the Northeast Quarter of Section 9 and for the Northeast and Northwest Quarters of the Southeast Quarter of Section 9;

- TIE-1 THENCE North 01 degrees 51 minutes 22 seconds East 676.99 feet** along the common line for the Southwest and Southeast Quarters of the Northeast Quarter of Section 9 and through said Mast property to an iron pin (found capped 7881 Biedenbach) at a common corner for said Mast property and for the Allen J Miller and Katie E Miller property recorded in Official Record Volume 2990, Page 116;
- TIE-2 THENCE North 88 degrees 40 minutes 47 seconds West 587.04 feet** into the Northwest Quarter of Section 9 and along a common line for said Mast and Miller properties to an iron pin (set) at the place of beginning for the property herein intended to be described;
- #1- THENCE South 52 degrees 12 minutes 18 seconds West 220.75 feet** crossing said Mast property to an unmarked point in the centerline of Ferncliff Road, passing an iron pin (set) at 195.83 feet;
- #2- THENCE North 70 degrees 59 minutes 41 seconds West 69.72 feet along the chord of a curve to the left having, a radius of 384.99 feet, and arc length of 69.82 feet** along said road and common line for said Mast property and for the Ohio Franklin Realty, LLC property recorded in Official Record Volume 2568, Page 616 to an unmarked point;
- #3- THENCE North 76 degrees 11 minutes 24 seconds West 113.58 feet** continuing along said road and properties to an unmarked point;
- #4- THENCE North 79 degrees 56 minutes 19 seconds West 55.81 feet** continuing along said road and properties to an unmarked point;
- #5- THENCE North 84 degrees 24 minutes 34 seconds West 113.38 feet** continuing along said road and properties to an unmarked point;
- #6- THENCE North 70 degrees 36 minutes 05 seconds West 112.17 feet along the chord of a curve to the right having, a radius of 235.00 feet, and arc length of 113.26 feet** continuing along said road and properties to an unmarked point on the East line of the Board of Education of Adams Township property recorded in Deed Book Volume 207, Page 404;
- #7- THENCE North 01 degrees 52 minutes 09 seconds East 41.80 feet** leaving said road and along the common line for said Mast and Board of Education properties to an iron pin (found capped 7113 Linn);
- #8- THENCE South 88 degrees 40 minutes 47 seconds East 623.06 feet** along a common line for said Mast and Miller properties to the place of beginning, **containing 1.22 acres**, of which 0.22 acres are within the right of way for Ferncliff Road.

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 02-20-09-01-006.

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. See Plat for META Data. Iron pins (set) are 5/8" rebar 30 inches long with identification cap (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 May 31, 2024 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.

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NOT RECORDABLE
Charles R. Harkness PLS #6885

DESCRIPTION

APPROVED

By: Charles R. Harkness



MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DMB

7-17-2024

DATE