

## DESCRIPTION OF SURVEY FOR CURTIS &amp; CARLENA DITTER

JOB#2866

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

Being part of the Southwest Quarter, Section 27, Township 11, Range 13, of the Congress Lands East of the Scioto River, further **being part of** the Curtis D Ditter and Carlena A Ditter property recorded in **Official Record Volume 1644, Page 387** of said county's deed records, further **being part of** Muskingum County **Auditor's Parcel Number 08-36-01-01-000**, and more particularly described as follows;

Commencing at an iron pin (found) at the common Northern corner of Lots 69 and 70 of Webster's Second Addition to Cannelville recorded in Plat Book 2, Page 41

**TIE-1 THENCE North 54 degrees 49 minutes 14 seconds East 80.06 feet** to an unmarked point in the centerline of Cannelville Road being the common corner for the West Ohio Annual Conference of the United Methodist Church property recorded in Official Record Volume 3174, Page 272 and the Clement McConnell property recorded in Deed Book Volume 509, Page 841, and Curt Ditter and Carlena Ditter property recorded in Official Record Volume 1794, Page 552;

**TIE-2 THENCE North 12 degrees 42 minutes 16 seconds West 133.08 feet** leaving said road and along said Church and McConnell/Ditter properties to an iron pin (found) at a corner of said Curtis A Ditter and Carlena A Ditter property being the place of beginning for he property herein intended to be described, passing an iron pin (found) at 22.08 feet;

**#1- THENCE South 66 degrees 51 minutes 36 seconds West 156.56 feet** along said Ditter and Church properties to an iron pin (found) at a corner of the Everett Eugene Bowers and Tamara Dawn Bowers property recorded in Official Record Volume 2672, Page 357;

**#2- THENCE North 14 degrees 26 minutes 59 seconds West 237.78 feet** along said Ditter property and a parcel with no currently listed owner or auditor's parcel number to an iron pin (found capped Daniels 5410) at a corner of the Pamela Taylor property recorded in Official Record Volume 2976, Page 535;

**#3- THENCE North 40 degrees 51 minutes 11 seconds East 114.66 feet** along said Ditter and Taylor properties to an iron pin (set);

**#4- THENCE South 76 degrees 45 minutes 18 seconds East 289.03 feet** into said Ditter property to an iron pin (set) at the beginning of a 50 foot wide easement;

**#5- THENCE South 84 degrees 20 minutes 06 seconds East 55.10 feet** continuing through said property and along the South side of said easement to an iron pin (set);

**#6- THENCE North 72 degrees 27 minutes 08 seconds East 74.83 feet** continuing through said property and along said easement to an iron pin (set);

**#7- THENCE North 52 degrees 39 minutes 09 seconds East 76.35 feet** continuing through said property and along said easement to an iron pin (set);

**#8- THENCE South 38 degrees 29 minutes 06 seconds East 12.49 feet** leaving said easement and continuing through said property to an iron pin (found) at a corner of the Deborah Pletcher and Kurt Matthew Pletcher property recorded in Official Record Volume 2994, Page 947;

**#9- THENCE South 32 degrees 37 minutes 48 seconds West 23.19 feet** along a common line for said Ditter and Pletcher properties to an iron pin (found);

**#10- THENCE South 32 degrees 34 minutes 30 seconds West 140.77 feet** continuing along said properties to an iron pin (found);

**#11- THENCE South 32 degrees 43 minutes 23 seconds East 48.13 feet** continuing along said properties to an iron pin (found) at a corner of the Rebeccal Harney property recorded in Official Record Volume 2726, Page 121;

**#12- THENCE South 75 degrees 11 minutes 08 seconds West 224.21 feet** along the common line for said Ditter and Harney properties to an iron pin (found) at a corner for said McConnel/Ditter property;

**#13- THENCE South 84 degrees 13 minutes 50 seconds West 69.02 feet** along the common line for said Ditter and McConnel/Ditter properties to the place of beginning, containing 2.26 acres.

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 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 8, 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.

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

**DESCRIPTION**

**APPROVED**

By: D.M. [Signature] 5/23/24

As.



**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

5/23/24  
**DATE**