

DESCRIPTION OF SURVEY FOR TYLOR T WICKHAM**JOB#2966-1**

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

Being part of Northeast Quarter, Section 24, Township 11, Range 13, of the Congress Lands East of the Scioto River, further **being part of** the Tylor T Wickham property recorded in **Official Record Volume 3071, Page 41** of said county's deed records, further **being part of** County Auditor's Parcel Number **08-40-24-40-000**, and more particularly described as follows;

Commencing at an iron pin (found aluminum cap 6885 Harkness) at the common corner for the Northeast and Northwest Quarters of Section 24 and Southeast and Southwest Quarters of Section 17 of Harrison Township and said Township and Range;

- TIE- THENCE South 03 degrees 11 minutes 05 seconds West 1463.25 feet** along the common line for said Northeast and Northwest Quarters of Section 24 to an iron pin (set) at the place of beginning for the property herein intended to be described;
- #1- THENCE South 87 degrees 41 minutes 02 seconds East 518.57 feet** into the Northeast Quarter and through said Wickham property to an iron pin (set);
- #2- THENCE South 36 degrees 47 minutes 18 seconds East 75.50 feet** continuing through said property to an iron pin (set);
- #3- THENCE North 66 degrees 32 minutes 15 seconds East 236.71 feet** continuing through said property to an iron pin (found capped 6885 Harkness) at a corner of the Clifford F Wickham and Jamie R Wickham property recorded in Official Record Volume 3263, Page 181;
- #4- THENCE North 31 degrees 24 minutes 53 seconds East 421.24 feet** along said Wickham properties to an iron pin (found capped 6885 Harkness) on a line of the Howard D Swingle property recorded in Deed Book Volume 960, Page 180;
- #5- THENCE South 40 degrees 09 minutes 17 seconds East 226.54 feet** along the common line for said Tylor T Wickham and Swingle properties to an iron pipe (found 3/4 inch diameter) at a corner of the Shaun Pletcher property recorded in Official Record Volume 2401, Page 137;
- #6- THENCE South 33 degrees 58 minutes 46 seconds West 140.10 feet** along said Tylor T Wickham and Pletcher properties to an iron pipe (found 3/4 inch diameter);
- #7- THENCE South 31 degrees 54 minutes 05 seconds West 124.19 feet** continuing along said properties to an iron pipe (found 3/4 inch diameter);
- #8- THENCE South 40 degrees 11 minutes 42 seconds West 278.51 feet** continuing along said properties to an iron pipe (found 3/4 inch diameter);
- #9- THENCE South 42 degrees 56 minutes 27 seconds West 203.10 feet** continuing along said properties to an iron pipe (found 3/4 inch diameter);
- #10- THENCE South 69 degrees 22 minutes 23 seconds West 143.44 feet** continuing along said properties to an iron pipe (found 3/4 inch diameter);
- #11- THENCE South 72 degrees 27 minutes 16 seconds West 113.10 feet** continuing along said properties to an iron pipe (found 3/4 inch diameter);
- #12- THENCE South 46 degrees 05 minutes 36 seconds West 166.67 feet** continuing along said properties to an iron pipe (found 3/4 inch diameter) at a corner of the Kevin S McGee and Beth A McGee property recorded in Official Record Volume 1760, Page 178;
- #13- THENCE North 29 degrees 49 minutes 33 seconds West 319.71 feet** along said Tylor T Wickham and McGee properties to an iron pin (found capped 7135 Bowman);
- #14- THENCE South 56 degrees 24 minutes 48 seconds West 224.36 feet** continuing along said properties to an unmarked corner on the common line for the Northeast and Northwest Quarters of Section 24, passing an iron pin (found capped 7135 Bowman) at 192.84 feet;
- #15- THENCE North 03 degrees 11 minutes 05 seconds East 431.50 feet** along said Quarter Section line and common line for said Tylor T Wickham property and for the Ronald L Welsh and Erin E Welsh property recorded in Official Record Volume 1813, Page 700 to the place of beginning, **containing 9.715 acres.**

ALSO GRANTING AN EASEMENT

Also granting an easement 50 feet wide adjacent too and North of Call #1 of the above described 9.715 Acre parcel and more particularly described as follows;

Beginning at an iron pin (set) on the common line for the Northeast and Northwest Quarters of Section 24, further being the place of beginning for the 9.715 acre parcel described above;

- E1- **THENCE North 03 degrees 11 minutes 05 seconds East 50.01 feet** along said Quarter Section line to an unmarked point;
- E2- **THENCE South 87 degrees 41 minutes 02 seconds East 517.81 feet** through said Tylor T Wickham property to an unmarked point;
- E3- **THENCE South 02 degrees 18 minutes 58 seconds West 50.00 feet** continuing through said property to an iron pin (set) at a corner of the 9.715 Acre parcel described above;
- E4- **THENCE North 87 degrees 41 minutes 02 seconds West 518.57 feet** continuing through said property and along said 9.715 Acre parcel to the place of beginning.

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 PS 6885).

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on August 12, 2025 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
Charles R. Harkness
NOT RECORDABLE
Charles R. Harkness PLS #6885

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

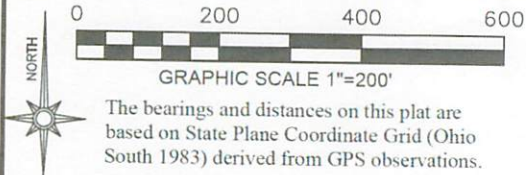
10/22/25
DATE

DESCRIPTION

APPROVED

By: D.M. Barnhard

10-23-2025



LEGEND

- PIN (SET) 5/8" REBAR 30" LONG
- CAPPED (C R HARKNESS PS #6885)
- ⊙ PIN FOUND CAPPED 6885 HARKNESS
- ⊙ PIN FOUND ALUMINUM CAP 6885 HARKNESS
- PIPE FOUND
- CONCRETE MONUMENT FOUND
- ⊙ PIN FOUND CAPPED 7135 BOWMAN
- △ POINT UNMARKED
- LANDHOOK

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SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and OGRIP Orthophotos of the area.
All other references are shown or listed.

Note #1- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID18, GRS1980, Grid to Ground Scale Factor For Surveyed portion of Section 24 - 1.00006523585799.

Note #2- Center of Section reestablished from monuments located West of SR 555 as shown in a prior surveys by Charles R Harkness (Job 1255 dated 4/28/2003), (Job 1875 dated 11/15/2010, and (Job 1901 dated 4/9/2011).

Note #3- Surveyed 9.715 Acre parcel is occupied by approximately 0.01 acres of the right of way for State Route 555 (Center Road).

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Approved For Transfer
Not Reviewed for
On-Lot Sewage
Date 10-14-25
Zanesville-Muskingum Co.
Health Department

Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.

Clifford F Wickham
& Jamie R Wickham
OR Vol. 3263,
Page 181.

Howard D Swingle
DB Vol. 960, Page 180.

Shaun Pletcher
OR Vol. 2401,
Page 137.

8.063 Acres
Tylor T Wickham
OR Vol. 3071, Page 41.
Part of Parcel Number
08-40-24-40-000

9.715 Acres
Tylor T Wickham
OR Vol. 3071, Page 41.
Part of Parcel Number
08-40-24-40-000

Kevin S McGee
& Beth A McGee
OR Vol. 1760,
Page 178.

James A Mohr
OR Vol. 2728, Page 885.

EASEMENT CALLS		
LINE	BEARING	DISTANCE
E1	N 03°11'05" E	50.01'
E2	S 87°41'02" E	517.81'
E3	S 02°18'58" W	50.00'
E4	N 87°41'02" W	518.57'

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 or encroachments of record unless otherwise indicated.

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



DESCRIPTION
APPROVED
By: D.M. Barkard
10-23-2025

SURVEY FOR:	Member	HARKNESS SURVEYING & MAPPING, INC. Member
Tylor T Wickham	8205 OLD TOWN ROAD	ROSEVILLE, OHIO 43777
	PHONE/FAX (740) 849-0122	Starting 1975
SURVEYED: 8/12/2025	DRAWN: 8/14/2025	Job Number Job#2966
		Drawing/Sheet Plat #01