

DESCRIPTION OF SURVEY FOR BILL McLAUGHLIN**JOB#2953-2**

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

Being part of Section 4, Township 10, Range 13, of the Congress Lands East of the Scioto River, further **being part of** the Sarah R Rush property recorded in **Deed Book Volume 1038, Page 304** of said county's deed records, further **being part of** County Auditor's Parcel Number **08-70-04-25-001**, and more particularly described as follows;

Commencing at a stone (found) at the common corner for the Northeast and Northwest Quarters of the Southeast Quarter of Section 4;

TIE-1 THENCE South 03 degrees 17 minutes 03 seconds West 190.49 feet along the common line for said Northeast and Northwest Quarters of the Southeast Quarter of Section 4, further being a common line for the Jason Edward Winters and Holli Ann Winters property recorded in Official Record Volume 2888, Page 69 and the Jason Winters property recorded in Official Record Volume 2993, Page 92 to an unmarked point in the center of Moody Hollow Road, passing an iron pin (found 5/8 inch rebar) at 173.02 feet;

TIE-2 THENCE South 52 degrees 46 minutes 34 seconds East 363.38 feet into the Northeast Quarter of the Southeast Quarter, along said road, and common line for said Winters property and for the Bill D McLaughlin and Kimberly S McLaughlin property recorded in Official Record Volume 2889, Page 285 to the unmarked place of beginning for the property herein intended to be described;

#1- THENCE South 53 degrees 52 minutes 11 seconds East 120.84 feet continuing along said Winters and Rush properties to an unmarked point;

#2- THENCE South 18 degrees 49 minutes 26 seconds West 373.79 feet leaving said road and crossing said Rush property to an iron pin (set) on a common line for said Rush and McLaughlin properties, passing an iron pin (set) at 22.10 feet;

#3- THENCE North 03 degrees 05 minutes 52 seconds East 425.67 feet along said Rush and McLaughlin properties to the place of beginning, passing an iron pin (found 5/8 inch rebar) at 400.67 feet, **containing 0.495 acres**, of which 0.056 acres are within the right of way for Moody Hollow 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 associated with adjacent Auditor's Parcel Number 08-70-04-25-002.

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 PS 6885).

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on June 23, 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

DESCRIPTION

APPROVED

By: *D.M. Barnhart*
7-17-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Dan Biele
7/17/25

DATE

SURVEY FOR: Bill D McLaughlin		Member  HARKNESS SURVEYING & MAPPING, INC. Member 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122  	
SURVEYED: 6/23/25		DRAWN: 6/24/25	
		Job Number Job#2953	Drawing/Sheet Plat #02