

47-17-01-05-007

DESCRIPTION OF SURVEY FOR JEFFREY J WATTS & ERINE K WATTS JOB#2615

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

Being part of the Southeast Quarter, Section 1, Township 15, Range 14, of the Congress Lands East of the Scioto River, further **being part of** the Jeffrey J Watts and Erine K Watts property recorded in **Deed Book Volume 933, Page 325** of said county's deed records, further **being part of** Muskingum County **Auditor's Parcel Number 47-17-01-05-001**, and more particularly described as follows;

Commencing at the center of Section 1 (By Previous Survey);

- TIE-1 THENCE South 03 degrees 00 minutes 21 seconds West 1006.90 feet** (By Previous Survey) along the common line for the Southeast and Southwest Quarters of Section 1 to a corner on the South edge of an abandoned railroad;
- TIE-2 THENCE North 41 degrees 48 minutes 56 seconds East 299.22 feet** (By Previous Survey) into the Southeast Quarter of Section 1 and along a common line for the Jeffrey J Watts and Erine K Watts property recorded in Deed Book Volume 1006, Page 194 and the Misty S Wisecarver property recorded in Official Record Volume 2849, Page 945, and South edge of said abandoned railroad bed to a corner;
- TIE-3 THENCE North 46 degrees 59 minutes 25 seconds East 157.40 feet** (By Previous Survey) continuing along said properties and abandoned railroad bed to a corner;
- TIE-4 THENCE North 57 degrees 35 minutes 22 seconds East 170.81 feet** (By Previous Survey) continuing along said properties and abandoned railroad bed to a corner of the Jeffrey J Watts and Erine K Watts property recorded in Deed Book Volume 933, Page 325, further being on the Northeast line of a 30 foot wide easement recorded in deeds of the area;
- TIE-5 THENCE South 53 degrees 23 minutes 42 seconds East 166.36 feet** leaving said abandoned railroad bed and along a common line for said Watts properties, and along said easement to an iron pin (found);
- TIE-6 THENCE South 37 degrees 52 minutes 20 seconds East 311.75 feet** continuing along said Watts properties and easement to an iron pin (set) at the place of beginning for the property herein intended to be described;
- #1- THENCE North 33 degrees 10 minutes 19 seconds East 502.96 feet** crossing said Watts property recorded in Deed Book Volume 933, Page 325 to an iron pin (found) at common corner for said Watts and Wisecarver properties and for the Norman E Watts and Mary C Watts property recorded in Deed Book Volume 1099, Page 576;
- #2- THENCE South 23 degrees 09 minutes 18 seconds West 543.73 feet** along a common line for said Jeffrey and Erin Watts property and Norman and Mary Watts property to an iron pin (found) at a common corner for said Watts properties;
- #3- THENCE North 37 degrees 52 minutes 20 seconds West 100.00 feet** along said Jeffrey and Erine Watts properties and Northeast line of said easement to the place of beginning, **containing 0.55 acres.**

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 47-17-01-05-004.

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 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 May 28, 2020 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: *[Signature]* 7/13/2020

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

7/20/2020
Date

Fee Paid