

**DESCRIPTION OF SURVEY FOR PAUL T EPPLEY**

**JOB#2605**

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

Being part of the Northwest Quarter, Section 24, Township 17, Range 15, of the Congress Lands East of the Scioto River, further **being part of** the Paul T Eppley and Katherine Eppley property recorded in **Official Record Volume 2294, Page 142** of said county's deed records, further **being part of** Muskingum County **Auditor's Parcel Number 47-54-02-01-000**, and more particularly described as follows;

Beginning at a stone (found) marked at the common corner for Sections 13, 14, 23, and 24 of said Township and Range;

- #1- **THENCE South 86 degrees 00 minutes 15 seconds East 172.81 feet** along the common line for Sections 13 and 24 and common line for said Eppley property and for the Sandra K Bailey & Michael Bailey property recorded in Official Record Volume 1544, Page 630 to an iron pin (found) at the Northwest corner of the Michael Warren property recorded in Official Record Volume 2816, Page 871 further known as Muskingum County Auditor's Parcel Number 47-54-02-01-001;
- #2- **THENCE South 04 degrees 06 minutes 03 seconds West 409.07 feet** into Section 24 and along a line of said Warren property to an iron pin (found);
- #3- **THENCE South 49 degrees 14 minutes 00 seconds East 213.53 feet** continuing along said property to an iron pin (found);
- #4- **THENCE South 05 degrees 18 minutes 34 seconds West 354.69 feet** continuing along said property to an iron pin (found);
- #5- **THENCE North 83 degrees 48 minutes 25 seconds West 326.85 feet** through said Eppley property to an iron pin (set) on the common line for Sections 23 and 24;
- #6- **THENCE North 03 degrees 27 minutes 03 seconds East 879.00 feet** along said Sections line and continuing through said Eppley property to the place of beginning, **containing 5.00 acres.**

This parcel is 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 47-54-02-01-0001.

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 November 2019 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: *M. [Signature]*

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
*[Signature]*