

## DESCRIPTION OF SURVEY FOR PAUL T EPPLEY

JOB#2349

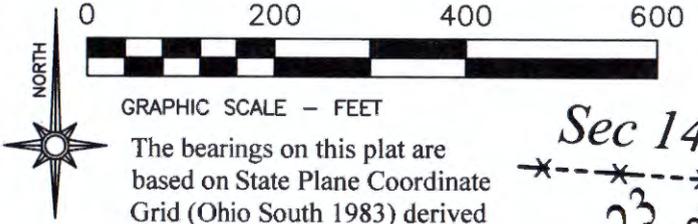
Situated in the State of Ohio, County of Muskingum, Township of Newton:

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;

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

- TIE- THENCE South 86 degrees 00 minutes 15 seconds East 172.81 feet** along the common line for Sections 13 and 24 to an iron pin (set) at the place of beginning for the property herein intended to be described;
- #1- THENCE South 86 degrees 00 minutes 15 seconds East 635.55 feet** continuing along said Section line to an unmarked point in the centerline of Workman Road, passing an iron pin (set) at 615.55 feet;
- #2- THENCE South 34 degrees 32 minutes 03 seconds East 27.88 feet** into said Northwest Quarter of Section 24, along said road, and common line for said Epply property and for the Lynne Sidwell property recorded in Official Record Volume 2598, Page 59 to an unmarked point;
- #3- THENCE South 51 degrees 19 minutes 58 seconds East 258.02 feet** continuing along said road and properties to an unmarked point from which an iron pin (found) for reference bears North 24 degrees 31 minutes 34 seconds East 12.49 feet;
- #4- THENCE South 52 degrees 20 minutes 24 seconds East 168.57 feet** continuing along said road and along a common line for said Eppley property and for the Elda J Rodgers property recorded in Official Record Volume 2500, Page 318 to an unmarked point;
- #5- THENCE South 53 degrees 13 minutes 14 seconds East 124.39 feet** continuing along said road and properties to an unmarked point;
- #6- THENCE South 49 degrees 20 minutes 22 seconds East 133.16 feet** continuing along said road and properties to an unmarked point;
- #7- THENCE South 54 degrees 21 minutes 17 seconds East 120.15 feet** continuing along said road and properties to an unmarked point;
- #8- THENCE South 50 degrees 44 minutes 49 seconds East 60.00 feet** continuing along said road and properties to an unmarked point;
- #9- THENCE South 43 degrees 48 minutes 12 seconds East 234.27 feet** continuing along said road and properties to an unmarked point;
- #10- THENCE along a curve to the right having, a chord bearing South 29 degrees 19 minutes 47 seconds East 69.48 feet, a radius of 139.00 feet, and arc length of 70.23 feet,** continuing along said road and properties to an unmarked point, further being the place of beginning for a triangle shaped easement described below;
- #11- THENCE South 86 degrees 28 minutes 41 seconds West 103.03 feet** leaving said road, through said Eppley property, and along the North line of said easement, to an iron pin (set), passing an iron pin (set) at 27.83 feet;
- #12- THENCE North 78 degrees 14 minutes 27 seconds West 548.05 feet** continuing through said Eppley property to an iron pin (set);
- #13- THENCE South 20 degrees 15 minutes 08 seconds West 274.34 feet** continuing through said Eppley property to an iron pin (set);
- #14- THENCE North 76 degrees 28 minutes 43 seconds West 523.47 feet** continuing through said Eppley property to an iron pin (set);





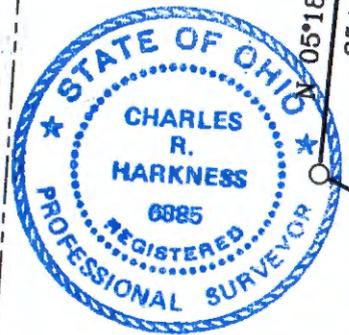
GRAPHIC SCALE - FEET  
 The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

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**SURVEYOR'S NOTES AND REFERENCES:**

- Muskingum County Tax Maps and Orthophotos of the area.
- Note #1-** Centerline of road per Richard Daniels PLS #5410 Survey of the Lynne Sidwell property.
- Note #2-** Long-term occupation fence and building appears to be over 50 years old. Building corner extends South of the surveyed line by 2.2 feet.
- Note #3-** Triangle shaped easement to be granted to the surveyed parcel.



Sandra K Bailey & Michael Bailey  
 OR Vol. 1544, Page 630.

Ben Mohler & Danelle Campbell  
 OR Vol. 2127, Page 272.

Lynne Sidwell  
 OR Vol. 2598, Page 59.

- LEGEND**
- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)
  - PIN (FOUND)
  - △ POINT (UNMARKED)
  - PIPE (FOUND)
  - STONE (FOUND) WITH X
  - \*—\*—\* FENCE (OCCUPATION)

**20.39 Acres**

Paul T Eppley & Katherine Eppley  
 OR Vol. 2294, Page 142.  
 Part of Parcel Number 47-54-02-01-000

0.55 Acres  
 IN Rd RW

DESCRIPTION APPROVED  
 By: *[Signature]*

Sec 14  
 Sec 13  
 Commencing  
 Sec 23  
 Sec 24  
 POB

POB

Curve Rt Chord Bear  
 S 29°19'47" E 69.48'  
 R=139.00' A=70.23'

EPOB

**SURVEY FOR:**  
**Paul T Eppley & Katherine Eppley**



**HARKNESS SURVEYING & MAPPING, INC.**  
 8205 OLD TOWN ROAD  
 ROSEVILLE, OHIO 43777  
 PHONE/FAX (740) 849-0122

SURVEYED: 8/22/16 DRAWN: 8/22/16  
 JOB NUMBER Job#2349 DRAWING / SHEET # Plat #01

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 nor easements of record, unless otherwise indicated.

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

Allen B Smith & Lori J Smith  
 DB Vol. 1153, Page 886.