

DESCRIPTION OF SURVEY FOR OPAL V DUNN TRUSTEE

JOB#2419

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

Being part of the Southwest Quarter, Section 33, Township 15, Range 14, of the of the Congress Lands East of the Scioto River further **being part of** the Fourth Parcel, Opal V Dunn Trustee property recorded in **Official Record Volume 2379, Page 79** of said county's deed records, further **being part of** Muskingum County Auditor's Parcel Number **47-86-33-17-002**, and more particularly described as follows;

Commencing at an iron pin (set) at the common corner for Sections 32 and 33 of said Township and Range (replacing a stone previously found by prior survey);

- TIE-** **THENCE South 86 degrees 53 minutes 35 seconds East 1077.57 feet** along the South line of Section 33 and common line for Townships 14 and 15 of said Congress Lands, and for Newton Township of Muskingum County and Harrison Township of Perry County, to a stone (found) at the Southwest corner of said Fourth Parcel, Opal V Dunn Trustee property, and place of beginning for the property herein intended to be described, further being the Southeast corner of Fifth Parcel of said Opal V Dunn Trustee property recorded in Official Record Volume 2379, Page 79;
- #1-** **THENCE North 03 degrees 12 minutes 45 seconds East 641.35 feet** into Section 33, Newton Township, Muskingum County and along the common line for said Opal V Dunn Trustee Fourth and Fifth Parcels to an iron pin (set) at the Southwest corner of the Daniel Dunn property recorded in Official Record Volume 1602, Page 255;
- #2-** **THENCE South 86 degrees 45 minutes 02 seconds East 304.28 feet** along a common line for said Opal Dunn and Daniel Dunn properties to an iron pin (set) at a common corner for said Daniel Dunn property and for the Tiffany D Dunn property recorded in Official Record Volume 2056, Page 566;
- #3-** **THENCE South 86 degrees 45 minutes 02 seconds East 241.97 feet** continuing along said Opal Dunn and for said Tiffany D Dunn property and a second Tiffany D Dunn property recorded in Official Record Volume 2056, Page 564 to an iron pin (found);
- #4-** **THENCE South 03 degrees 12 minutes 45 seconds West 639.99 feet** crossing said Opal V Dunn property to an iron pin (set) on the South line of Section 33, further being a common line for said Muskingum and Perry Counties;
- #5-** **THENCE North 86 degrees 53 minutes 35 seconds West 546.25 feet** along said Section, Township, and County line to the place of beginning, **containing 8.03 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 47-86-33-15-001.

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).

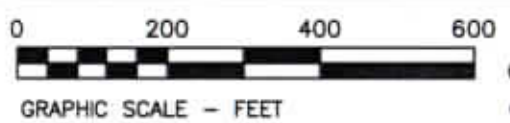
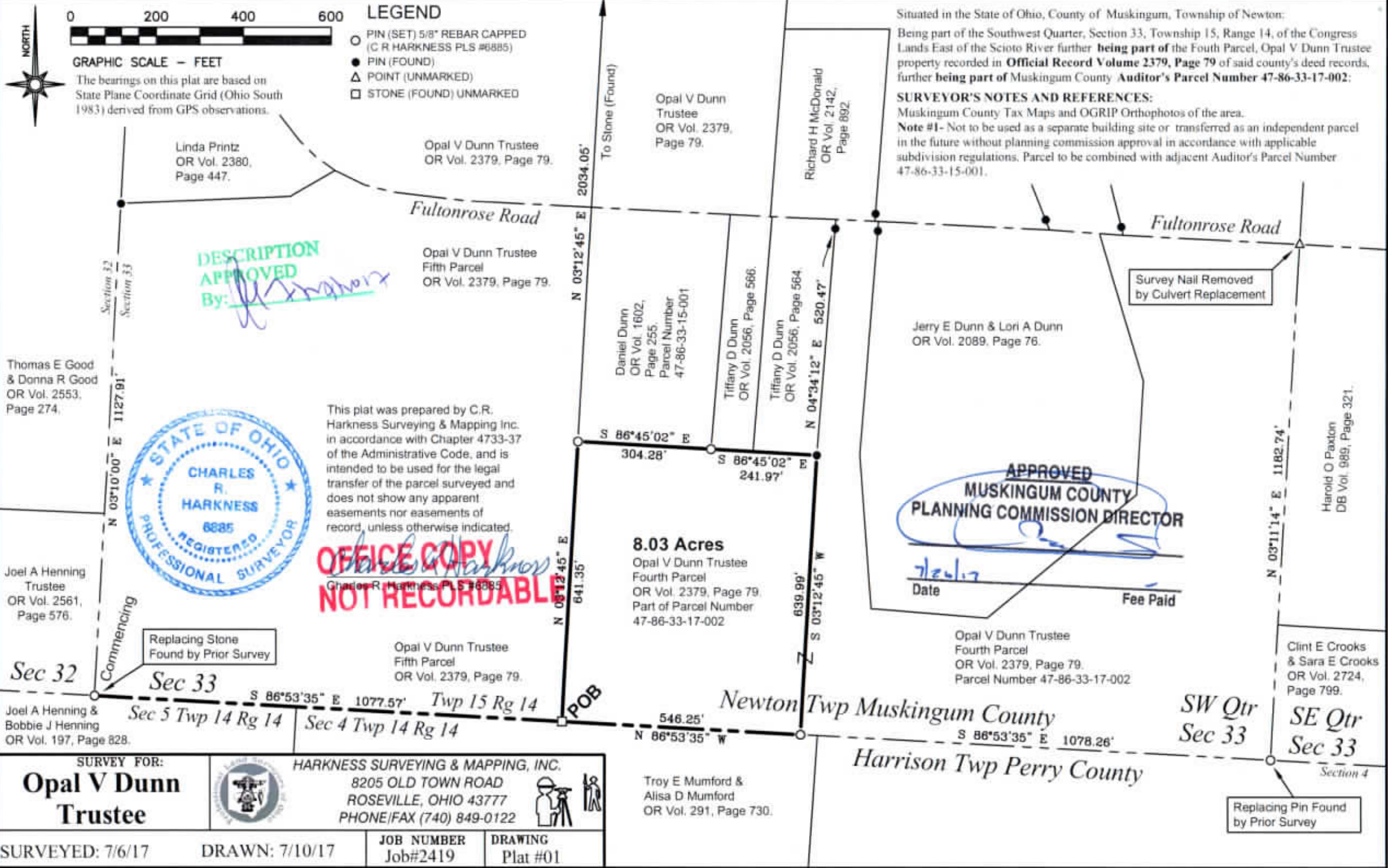
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on July 6, 2017 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.



OFFICE COPY
NOT RECORDABLE
Charles R. Harkness PLS #6885

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
Date 7/26/17 Fee Paid _____

DESCRIPTION
APPROVED
By Charles R. Harkness



LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- STONE (FOUND) UNMARKED

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

Linda Printz
OR Vol. 2380,
Page 447.

Opal V Dunn Trustee
OR Vol. 2379, Page 79.

Opal V Dunn Trustee
OR Vol. 2379,
Page 79.

Richard H McDonald
OR Vol. 2142,
Page 892.

Situated in the State of Ohio, County of Muskingum, Township of Newton:
Being part of the Southwest Quarter, Section 33, Township 15, Range 14, of the Congress Lands East of the Scioto River further **being part of the Fourth Parcel, Opal V Dunn Trustee** property recorded in **Official Record Volume 2379, Page 79** of said county's deed records, further **being part of Muskingum County Auditor's Parcel Number 47-86-33-17-002**:

SURVEYOR'S NOTES AND REFERENCES:
Muskingum County Tax Maps and OGRIP Orthophotos of the area.
Note #1- 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 47-86-33-15-001.

DESCRIPTION
APPROVED
By: [Signature]

Opal V Dunn Trustee
Fifth Parcel
OR Vol. 2379, Page 79.

Daniel Dunn
OR Vol. 1602,
Page 255,
Parcel Number
47-86-33-15-001

Tiffany D Dunn
OR Vol. 2056, Page 566.

Tiffany D Dunn
OR Vol. 2056, Page 564.

Jerry E Dunn & Lori A Dunn
OR Vol. 2089, Page 76.

Survey Nail Removed
by Culvert Replacement



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.

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8.03 Acres
Opal V Dunn Trustee
Fourth Parcel
OR Vol. 2379, Page 79.
Part of Parcel Number
47-86-33-17-002

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

7/26/17
Date

Fee Paid

Opal V Dunn Trustee
Fourth Parcel
OR Vol. 2379, Page 79.
Parcel Number 47-86-33-17-002

Clint E Crooks
& Sara E Crooks
OR Vol. 2724,
Page 799.

Thomas E Good
& Donna R Good
OR Vol. 2553,
Page 274.

Joel A Henning
Trustee
OR Vol. 2561,
Page 576.

Joel A Henning &
Bobbie J Henning
OR Vol. 197, Page 828.

Harold O Paxton
DB Vol. 989, Page 321.

Sec 32

Sec 33

Sec 5 Twp 14 Rg 14

Sec 4 Twp 14 Rg 14

Twp 15 Rg 14

Newton Twp Muskingum County

Harrison Twp Perry County

SW Qtr
Sec 33

SE Qtr
Sec 33

Section 4

Replacing Pin Found
by Prior Survey

SURVEY FOR:
Opal V Dunn Trustee



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



SURVEYED: 7/6/17

DRAWN: 7/10/17

JOB NUMBER
Job#2419

DRAWING
Plat #01