

DESCRIPTION OF SURVEY FOR ROSAN ECHELBERRY ESTATE
JOB#2294-PARCELS 1 & 2

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

Being part of the West Half of Fractional Section 12, and the Northwest Quarter of Section 19, Township 2, Range 6, of the US Military District, further **being part of the Rosan Echelberry property recorded in Official Record Volume 2465, Page 717** of said county's deed records, further **being part of Muskingum County Auditor's Parcel Numbers 56-50-12-06-000, and 56-80-19-03-000**, and more particularly described as follows;

Beginning at an iron pin (set) at the common corner for the East and West Halves of Fractional Section 12 and Northwest and Northeast Quarters of Section 19 of said Township and Range;

- #1- **THENCE South 02 degrees 15 minutes 25 seconds West 473.69 feet** along said Echelberry property and the Bryce E Leachman ET AL property recorded in Official Record Volume 2120, Page 662, further being the common line for the Northeast and Northwest Quarters of Section 19 to an iron pipe (found) at a common corner of said Echelberry property and for the Andrew W Slater property recorded in Official Record Volume 2421, Page 766;
- #2- **THENCE North 87 degrees 02 minutes 02 seconds West 1619.79 feet** into said Northwest Quarter of Section 19 along the common line for said Echelberry and Slater properties to an iron pin (set);
- #3- **THENCE North 09 degrees 00 minutes 24 seconds West 471.94 feet** through said Echelberry property to an iron pin (set);
- #4- **THENCE North 04 degrees 41 minutes 03 seconds West 389.30 feet** continuing through said property to an iron pin (set), passing into the West Half of Section 12 at 6.04 feet;
- #5- **THENCE North 44 degrees 31 minutes 31 seconds East 132.24 feet** continuing through said property to an iron pin (set);
- #6- **THENCE North 01 degrees 36 minutes 39 seconds East 802.21 feet** continuing through said property to an iron pin (set);
- #7- **THENCE North 21 degrees 46 minutes 19 seconds East 282.35 feet** continuing through said property to an iron pin (found) at a corner of the Kimberly Echelberry property recorded in Official Record Volume 2642, Page 729;
- #8- **THENCE North 21 degrees 49 minutes 11 seconds East 98.96 feet** along a said Kimberly Echelberry property to an iron pin (found);
- #9- **THENCE North 01 degrees 43 minutes 40 seconds West 190.70 feet** continuing along said Kimberly Echelberry property to an iron pin (found);
- #10- **THENCE North 11 degrees 35 minutes 15 seconds West 171.25 feet** continuing along said Kimberly Echelberry property to an unmarked point in the centerline of Young Road, passing an iron pin (found) at 147.77 feet;
- #11- **THENCE North 72 degrees 10 minutes 41 seconds East 27.31 feet** along said road and through said Rosan Echelberry property to an unmarked point;
- #12- **THENCE along a curve to the right having a chord bearing South 81 degrees 33 minutes 10 seconds East 276.30 feet, a radius of 312.14 feet,** and arc length of 286.22 feet, continuing along said road and through said property to an unmarked point;
- #13- **THENCE South 55 degrees 17 minutes 01 seconds East 412.48 feet** continuing along said road and through said property to an unmarked point, being a common corner for the Roger R Wilson and Pamela S Wilson property recorded in Official Record Volume 2231, Page 486, and for the Duane Watson and Joyce F Watson property recorded in Deed Book Volume 1069, Page 324, from which an iron pipe (found) for reference bears North 02 degrees 18 minutes 09 seconds East 14.17 feet;

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- #14- **THENCE South 02 degrees 18 minutes 09 seconds West 501.88 feet** leaving said road and along said Rosan Echelberry and Watson properties to a stone (found);
- #15- **THENCE South 87 degrees 29 minutes 35 seconds East 957.79 feet** continuing along said properties to an iron pipe (found) on the common line for said East and West Halves of Fractional Section 12;
- #16 **THENCE South 02 degrees 15 minutes 25 seconds West 1263.71 feet** along the common line for said Halves of Fractional Sections 12 to the place of beginning, containing 59.00 acres in Section 12 being part of Parcel Number 56-50-12-06-000 and 18.00 acres in Section 19 being part of Parcel Number 56-80-19-03-000, for a **total of 77.00 acres**, of which 0.33 acres are within the right of way of Young Road.

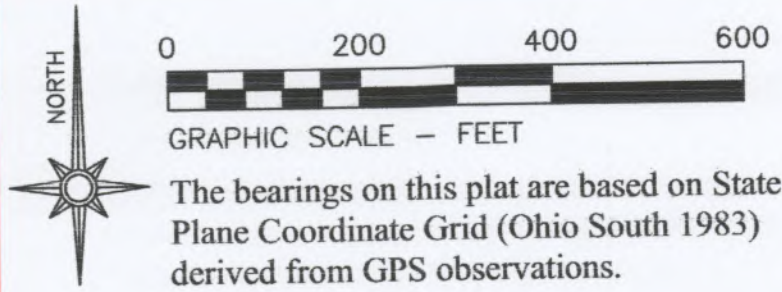
The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.#6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on April 25, 2016 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: *PHS 19/10/16*



LEGEND

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

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

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

SURVEY 1 (Parcels 1 and 2)

Being part of the West Half of Fractional Section 12, and the Northwest Quarter of Section 19, Township 2, Range 6, of the US Military District, further being part of the Rosan Echelberry property recorded in **Official Record Volume 2465, Page 717** of said county's deed records, further being part of Muskingum County Auditor's Parcel Numbers 56-50-12-06-000, and 56-80-19-03-000:

SURVEY 2 (Parcel 3)

Being part of the West Half of Fractional Section 12, and the Northwest Quarter of Section 19, Township 2, Range 6, of the US Military District, further being part of the Rosan Echelberry property recorded in **Official Record Volume 2465, Page 717** of said county's deed records, further being part of Muskingum County Auditor's Parcel Numbers 56-50-12-06-000, and 56-80-19-03-000:

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area.

All other references are shown or listed.

Note #1- Section and Quarter Section corners were re-established by a combination of Original Survey distances, Deed calls, ancient fence lines, and Osage Orange Tree Hedge Row.

DESCRIPTION
APPROVED
10/19/2016



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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NOT RECORDED
Charles R. Harkness PLS #6885

Rosan Echelberry Estate

SURVEYED: 04/25/2016 | DRAWN: 04/26/2016

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Job Number:
Job #2294

Drawing/Sheet No.
Plat #03

