

DESCRIPTION OF SURVEY FOR RUSSELL E DOWNING

JOB#2884

Situated in the State of Ohio, County of Muskingum, Township of Salt Creek:

Being part of Lot 5, of School Section 16 recorded in Plat Book 1, Page 114 and Re-Plat Book 1, Page 182A, of Township 13, Range 12, of the Congress Lands East of the Scioto River, further **being all of** the Russell E Downing property recorded in **Official Record Volume 1860, Page 283** of said county's deed records, further **being all of** Muskingum County **Auditor's Parcel Number 60-50-16-04-000**, and more particularly described as follows;

- Commencing at a stone (found marked) at the common corner for Sections 8, 9, 16, and 17 of Salt Creek Township, and said Township and Range;
- TIE- THENCE South 01 degrees 41 minutes 19 seconds West 1936.61 feet** along the common line of Sections 16 and 17 to an iron pin (set) at the place of beginning for the property herein intended to be described, further being a common corner for said Downing property and for the Deal Farms Real Estate, LLC property recorded in Official Record Volume 3220, Page 734;
- #1- THENCE North 85 degrees 11 minutes 33 seconds East 3563.25 feet** into Lot 5 of said School Section and along said Downing and Deal Farms properties to an unmarked point in the centerline of Salt Creek Drive (County Road 196), passing an iron pin (set) at 3545.25 feet;
- #2- THENCE North 06 degrees 10 minutes 45 seconds East 157.11 feet along the chord of a curve to the left having, a radius of 1113.00 feet, and arc length of 157.24 feet** along said road and properties to an unmarked point;
- #3- THENCE North 02 degrees 07 minutes 55 seconds East 158.58 feet** continuing along said road and properties to an unmarked point;
- #4- THENCE North 01 degrees 19 minutes 26 seconds East 159.70 feet** continuing along said road and properties to an unmarked point on the common line for Lots 5 and 6 of said School Section 16;
- #5- THENCE North 86 degrees 35 minutes 25 seconds East 909.71 feet** leaving said road along said Lot line and said properties to the common corner for Lots 1, 5, and 6 of said School Section 16, located within the current banks of Salt Creek, passing iron pins (set) at 20.06 feet and 825.00 feet;
- #6- THENCE South 18 degrees 50 minutes 50 seconds West 1323.55 feet** along a common line for said Lots 1 and 5 and for said Downing property and for the Lance Deal Farms Real Estate, LLC property recorded in Official Record Volume 3221, Page 790 to an iron pin (set) being West of current Salt Creek;
- #7- THENCE South 00 degrees 46 minutes 31 seconds East 391.10 feet** continuing along said Lot line and properties to an unmarked common corner of Lots 1, 4, and 5 of said School Section 16 being East of current Salt Creek;
- #8- THENCE North 87 degrees 27 minutes 48 seconds West 2965.30 feet** along the common line for Lots 4 and 5 and for said Downing property and for the William P Powelson and Vicki Powelson property recorded in Deed Book Volume 1145, Page 560 to an iron pin (found capped 7135 Bowman) at a common corner for said Powelson property and for the David W Stutes and Nancy K Stutes property recorded in Official Record Volume 3176, Page 528, passing an iron pin (found) at 100.00 feet, an iron pin (set) at 614.68 feet, the centerline of Salt Creek Drive at 644.36 feet, and iron pin (found) at 674.42 feet;
- #9- THENCE North 87 degrees 27 minutes 48 seconds West 1120.48 feet** continuing along said Lot line and along said Downing and Stutes properties to an iron pin (set) on the common line for Sections 16 and 17;
- #10- THENCE North 01 degrees 41 minutes 19 seconds East 636.04 feet** along said Section line and common line for said Downing property and for the Karl Dean Taylor and Paige M Glikerson ETAL property recorded in Official Record Volume 3222, Page 345 to the place of beginning, **containing 94.98 acres**, of which 1.54 acres are within the assumed right of way for Salt Creek Drive (County Road 196).

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. See Plat for META Data. Iron pins (set) are 5/8" rebar 30 inches long with identification cap (C.R.Harkness P.S.6885).

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on September 5, 2024 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 PS #6885

DESCRIPTION

APPROVED

By: Charles R. Harkness 9/23/2024