

**DESCRIPTION OF SURVEY FOR BRENDA LAYTON & JAMES LAYTON
JOB#2861 SURVEY 1**

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

Being part of the Southeast Quarter, Section 24, Township 11, Range 13, of the Congress Lands East of the Scioto River, **further being part of** the James W Layton III and Brenda L Layton property recorded in Official Record Volume 2762, Page 165 of said county's deed records, **further being part of** Muskingum County Auditor's **Parcel Number 08-40-24-30-006**, and more particularly described as follows;

Beginning at an iron pipe (found) at the common corner for the Southeast and Southwest Quarters of Section 24 and for the Northeast and Northwest Quarters of Section 27 of Brush Creek Township and said Township and Range, further being within the road right of way of Wentworth Drive (County Road 555A);

- #1- **THENCE North 02 degrees 59 minutes 15 seconds East 208.38 feet** along the common line for said Southeast and Southwest Quarters of Section 24, within said road right of way, further being the common line for said Layton property and for Lot 8 of Bruner-Wayne Subdivision recorded in Plat Book 18, Page 60 to an iron pin (set);
- #2- **THENCE South 86 degrees 32 minutes 30 seconds East 405.87 feet** into said Southeast Quarter of Section 24, leaving said road right of way, and crossing said Layton property to an iron pin (set) on the common line for said Bryan property and for the Thomas E McGee and Catherine L McGee property recorded in Official Record Volume 3133, Page 227 (said McGee property being a portion of the abandoned New York Central Railroad);
- #3- **THENCE South 12 degrees 07 minutes 47 seconds East 216.33 feet** along said Layton and McGee properties to an iron pin (found) on the common line for Sections 24 and 27;
- #4- **THENCE North 86 degrees 32 minutes 30 seconds West 462.29 feet** along said Section line and common line for said Layton and for a second Thomas E McGee and Catherine L McGee property recorded in Official Record Volume 2581, Page 245 to the place of beginning, **containing 2.08 acres**, of which 0.03 acres are within the right of way of Wentworth Drive (County Road 555A).

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.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on April 11, 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
Charles R. Harkness
NOT RECORDABLE

Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED

By: D.A. Barnhard
4-25-2024

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4/25/24
DATE