



Linn Engineering, Inc.

Civil Engineering Consultants

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**MARGARET ANN ROSS
OFFICIAL RECORD 2106-167
+/- 2.29 Acres**

Situated in the State of Ohio, County of Muskingum, Township of Harrison, bounded and described as follows:

Being part of the Southwest Quarter of Section 32, Township 12, Range 12, Congress Lands East of the Scioto and being all of the lands now owned by Margaret Ann Ross as the same is described in Muskingum County Official Record 2106, Page 167 and more particularly described as follows:

Beginning for reference at a stone found at the Southwest corner of Section 32; thence North 59 degrees 43 minutes 03 seconds East, 2854.11 feet to a point on the southeast corner of the lands now owned by Kimberly E. Hreha (OR 1927-662), referenced by a corner post found bearing South 29 degrees 20 minutes 38 seconds East, 1.54 feet, said point being the true point of beginning;

thence along the west line of said Kimberly E. Hreha's lands and with a curve to the left having a radius of 5699.68 feet, arc length of 770.54 feet and a chord bearing North 26 degrees 05 minutes 44 seconds West, 769.95 feet to an iron pin found on the northeast corner of said Kimberly E. Hreha's lands also being on the south line of the lands now owned by James A. and Pamela L. Syzdek (DR 1152-361), passing a GPS Monument found at an arc distance of 261.00 feet, 2.98 feet left of line;

thence along the south line of said James A. and Pamela L. Syzdek's lands the following two courses:

- 1) South 88 degrees 59 minutes 14 seconds East 216.63 feet to an iron pin found (Harkness S-6885), passing iron pins found at 67.18 feet, 1.83 feet right of line (TCW S-6465 S-6473) and 150.27 feet;
- 2) North 74 degrees 03 minutes 19 seconds East 380.53 feet to the low water mark on the west bank of the Muskingum River, passing an iron pin found at 321.77 feet, 0.95 feet right of line (TCW S-6465 S-6473);

thence with the low water mark of the said Muskingum River South 37 degrees 15 minutes 26 seconds East, 17.65 feet to a point, said point being the northeast corner of the lands now owned by Steve and Connie Jo Scott (DR 1090-67);

thence along the north line of said Steve and Connie Jo Scott's lands the following two courses:

- 1) South 66 degrees 44 minutes 49 seconds West 209.53 feet to an iron pin found, passing an iron pin found at 39.91 feet;
- 2) South 78 degrees 29 minutes 28 seconds West 236.93 feet to an iron pin found (Daniels S-5410), said iron pin being a common corner between said Steve and Connie Jo Scott's lands and the lands now owned by Margaret Ann Ross (OR 2106-167);

thence along the east line of said Margaret Ann Ross's lands South 24 degrees 14 minutes

56 seconds East, 670.23 feet to an iron pin found (Daniels S-5410) on the north line of the lands now owned by Kevin L. and Francisca Cota Beckwith (OR 1993-436), passing iron pins found at 169.44 feet (Daniels S-5410), 269.41 feet (Daniels S-5410), 369.34 feet (Daniels S-5410), 469.37 feet (Daniels S-5410) and 569.31 feet (Daniels S-5410); thence along the north line of said Kevin L. and Francisca Cota Beckwith's lands the following two courses:

- 1) South 65 degrees 51 minutes 07 seconds West, 80.75 feet to an iron pin found (Harkness S-6885);
- 2) South 82 degrees 45 minutes 04 seconds West, 31.65 feet to the place of beginning, containing 2.29 acres more or less of which 0.93 acres more or less lie in the right of way of an abandoned railroad right of way, subject to all legal road right of ways and applicable easements, written or implied.

APPENDED to the above described tract is a right-of-way easement from County Road 6 over an existing 20 foot wide access road to the Northeast corner of the lands now owned by Kimberly E. Hreha (OR 1927-662).

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 per GPS observations made on June 2, 2011.

This description is written based on a survey completed June 2, 2011 by Brian Kelly McPeck, Reg. No. 8517.

**OFFICE COPY
NOT RECORDABLE**

Brian Kelly McPeck
Reg. No. 8517

STATE OF OHIO
BRIAN KELLY McPECK
8517
REGISTERED PROFESSIONAL SURVEYOR

Date 6/20/11

DESCRIPTION APPROVED
By: *[Signature]* 6/23/2011

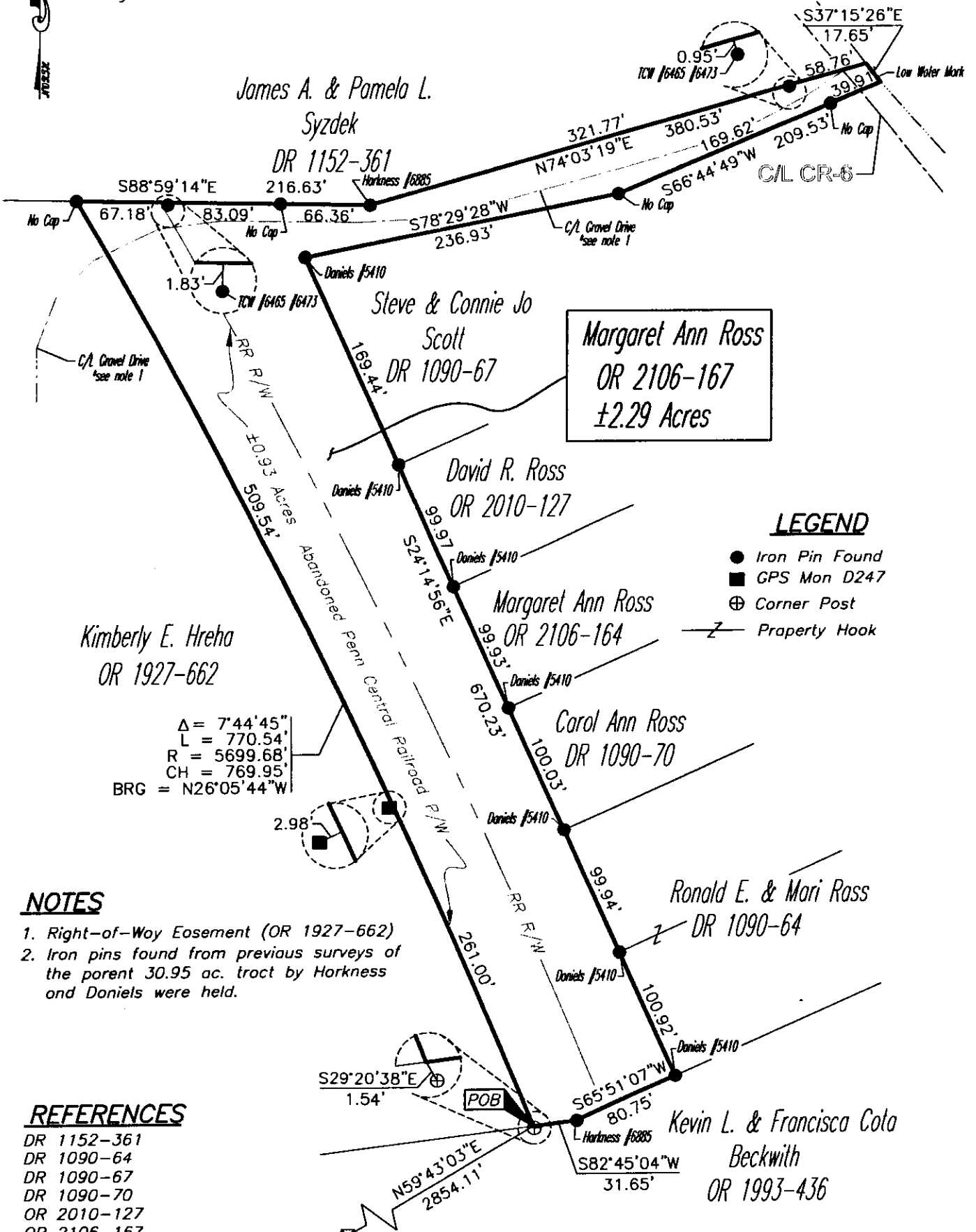
Parcel No.: All of: 20-80-32-1 (0.93 ac.)

SITUATED IN

The State of Ohio, County of Muskingum Township of Harrison, and being a part of the Southwest Quarter of Section 32 T12, R12, Congress Lands East of the Scioto.

BASIS OF BEARING

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 per GPS Observation on 06/02/11.



Margaret Ann Ross
OR 2106-167
±2.29 Acres

LEGEND

- Iron Pin Found
- GPS Mon D247
- ⊕ Corner Post
- Z— Property Hook

Δ = 7°44'45"
L = 770.54'
R = 5699.68'
CH = 769.95'
BRG = N26°05'44"W

NOTES

1. Right-of-Way Easement (OR 1927-662)
2. Iron pins found from previous surveys of the parent 30.95 ac. tract by Horkness and Daniels were held.

REFERENCES

- DR 1152-361
- DR 1090-64
- DR 1090-67
- DR 1090-70
- OR 2010-127
- OR 2106-167
- OR 1927-662
- OR 1993-436

DESCRIPTION APPROVED
By: *[Signature]* 6/23/11

PARCEL NO.
All of: 20-80-32-15-000(±2.29 ac.)

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Stone Found on the Southwest Corner of Sec. 32, T12N, R12W Congress Lands East of the Scioto.

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STATE OF OHIO
Brian Kelly McPeck
Reg. Surveyor No. 28517
Date: 6/26/11

Project No.: 80-2011-006
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Civil Engineering Consultants
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