

## DESCRIPTION OF SURVEY FOR JANET L McCREADY

JOB#2766

- #19- **THENCE South 42 degrees 19 minutes 39 seconds West 27.60 feet** continuing along said properties to an iron pin (found capped 6885);
- #20- **THENCE South 02 degrees 42 minutes 06 seconds West 87.81 feet** continuing along said properties to an iron pin (found) at a corner of the David W Howard property recorded in Official record Volume 2575, Page 917;
- #21- **THENCE North 39 degrees 31 minutes 55 seconds West 162.90 feet** along said McCready and David W Howard properties to an iron pin (found);
- #22- **THENCE North 63 degrees 05 minutes 34 seconds West 18.50 feet** continuing along said properties to an unmarked point in the centerline of Oakland Church Road;
- #23- **THENCE South 28 degrees 16 minutes 42 seconds West 103.79 feet** continuing along said properties and along the centerline of said road to an unmarked point;
- #24- **THENCE South 32 degrees 35 minutes 04 seconds West 154.01 feet** continuing along said road and properties to an unmarked corner of the William W Howard property recorded in Official Record Volume 2986, Page 1;
- #25- **THENCE North 42 degrees 31 minutes 49 seconds West 264.62 feet** leaving said road and along said McCready and William W Howard properties to an iron pin (set) at a corner of a second William W Howard property recorded in Official Record Volume 3134, Page 799, passing an iron pipe (found) at 19.17 feet;
- #26- **THENCE North 11 degrees 14 minutes 58 seconds East 78.10 feet** along said second William W Howard property to an iron pin (set);
- #27- **THENCE North 56 degrees 25 minutes 12 seconds West 281.85 feet** continuing along said property to an iron pin (set);
- #28- **THENCE South 36 degrees 38 minutes 58 seconds West 160.11 feet** continuing along said property to an iron pin (set) at a common corner of said William W Howard property and for the David W Howard property recorded in Official Record Volume 3134, Page 794;
- #29- **THENCE South 51 degrees 53 minutes 50 seconds West 1086.91 feet** along said David W Howard property to an iron pin (found) at a common corner for said property for a second David W Howard property recorded in Official Record Volume 2575, Page 917, and for the David Glenn Howard and Betty Ann Howard property recorded in Official Record Volume 1564, Page 844.
- #30- **THENCE South 54 degrees 15 minutes 08 seconds West 5.45 feet** along said David W Howard property to an iron pin (set) on the common line for Sections 19 and 20;
- #31- **THENCE South 01 degrees 41 minutes 37 seconds West 428.87 feet** along said Section line and common line for said McCready and David/Betty Howard properties to the unmarked common corner for the Northwest and Southwest Quarters of Section 20 and Northeast and Southeast Quarters of Section 19, being in the roadbed of Keller Road, passing an iron pin (found) at 404.32 feet;
- #32- **THENCE North 86 degrees 54 minutes 40 seconds West 426.30 feet** along the common line for the Northeast and Southeast Quarters of Sections 19 and common line for said McCready property and for the Thomas L Rayner and Thomas L Rayner Trustee property recorded in Official Record Volume 2031, Page 695 to the unmarked common corner for said McCready property and for the Donald C Oliver and Sharon Oliver property recorded in Deed Book Volume 1107, Page 430 located approximately 13 feet North of the centerline of Keller Road;
- #33- **THENCE North 10 degrees 58 minutes 52 seconds East 615.07 feet** into the Northeast Quarter of Section 19 and along a common line for said McCready and Oliver properties to an iron pin (set), passing an iron pin (set) at 5.69 feet;
- #34- **THENCE North 54 degrees 43 minutes 26 seconds East 409.17 feet** continuing along said properties to an iron pin (set) on the common line for Sections 19 and 20;
- #35- **THENCE North 01 degrees 41 minutes 37 seconds East 1822.90 feet** along said Section line and continuing along said properties to the place of beginning, containing **27.74 acres** being all of 40-40-17-17-000, and **6.22 acres** being all of 40-40-19-18-000, and **35.61 acres** being all of 40-40-20-02-000, and **19.97 acres** being all of 40-40-20-03-000, and **74.20 acres** being all the remainder of 40-40-20-05-000 for a **total of 163.74 acres**, of which 3.36 acres are within the right of ways for Oakland Church Road and Keller Road.

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 March 3, 2023 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 RECORDED**  
 Charles R. Harkness PLS #6885



DESCRIPTION

APPROVED

By: *[Signature]*