

DESCRIPTION OF SURVEY BARBARA E WARNE

JOB#2473-2

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

Being part of the Southwest Quarter, Section 3, Township 1, Range 6, of the US Military District, further **being part of** the Barbara E Warne property recorded in **Official Record Volume 2659, Page 542** of said county's deed records, further **being part of** Muskingum County **Auditor's Parcel Number 51-10-03-08-000**, and more particularly described as follows;

Commencing at a stone (found) marked at the common corner for Sections 3, 4, 7, and 8 of said Township and Range;

- TIE- THENCE South 88 degrees 17 minutes 00 seconds East 883.32 feet** along the common line for Sections 3 and 8, further being the common line for said Barbara Warne property and for the Richard W Derry and Melanie L Derry property recorded in Official Record Volume 2648, Page 617 to an iron pin (set) at the place of beginning for the property herein intended to be described;
- #1- THENCE North 29 degrees 00 minutes 35 seconds East 877.09 feet** into said Southwest Quarter of Section 3 and through said Warne property to an iron pin (set);
- #2- THENCE North 14 degrees 08 minutes 47 seconds East 412.14 feet** continuing through said Warne property to an iron pin (set);
- #3- THENCE North 75 degrees 51 minutes 13 seconds West 453.00 feet** continuing through said Warne property to an iron pin (set), passing the unmarked beginning point of a 30 foot wide easement at 220.00 feet;
- #4- THENCE South 14 degrees 08 minutes 47 seconds West 237.32 feet** continuing through said Warne property to an iron pin (set);
- #5- THENCE North 81 degrees 54 minutes 52 seconds West 655.06 feet** continuing through said Warne property to an iron pin (set);
- #6- THENCE North 08 degrees 05 minutes 08 seconds East 978.23 feet** continuing through said Warne property to an unmarked point in the centerline of Harvest Hills Road, passing an iron pin (set) at 953.78 feet;
- #7- THENCE with a curve to the right having, a chord bearing South 73 degrees 07 minutes 08 seconds East 161.43 feet, a radius of 496.03 feet, and arc length of 162.15 feet,** along said road and common line for said Barbara Warne property and for the Larry D Moore (TOD Laree D Robb) property recorded in Official Record Volume 2562, Page 411 to an unmarked point;
- #8- THENCE with a curve to the left having, a chord bearing South 67 degrees 57 minutes 28 seconds East 212.50 feet, a radius of 1449.48 feet, and arc length of 212.69 feet,** continuing along said road and properties to an unmarked point;
- #9- THENCE South 72 degrees 09 minutes 43 seconds East 500.00 feet** continuing along said road and properties to an unmarked point;
- #10- THENCE South 73 degrees 15 minutes 37 seconds East 160.73 feet** continuing along said road and properties to an unmarked point being the termination point of an easement crossing the property herein described;
- #11- THENCE South 64 degrees 08 minutes 17 seconds East 100.00 feet** continuing along said road and properties to an unmarked point;
- #12- THENCE South 61 degrees 54 minutes 32 seconds East 300.00 feet** continuing along said road and properties to an unmarked point;
- #13- THENCE South 64 degrees 05 minutes 10 seconds East 293.06 feet** continuing along said road and properties to an unmarked point;
- #14- THENCE South 63 degrees 11 minutes 32 seconds East 755.78 feet** continuing along said road and properties to an unmarked point;

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- #15- **THENCE with a curve to the right having, a chord bearing South 40 degrees 54 minutes 43 seconds East 140.28 feet, a radius of 185.00 feet,** and arc length of 143.88 feet, continuing along said road and properties to an unmarked point on the common line for the Southwest and Southeast Quarters of Section 3;
- #16- **THENCE South 02 degrees 03 minutes 35 seconds West 844.01 feet** leaving said road and along said Quarter Section Line and common line for said Barbara E Warne property and for the C Wayne Derry Trustee property recorded in Official Record Volume 2374, Page 153 and for the Richard W Derry and Melanie Derry property recorded in Deed Book Volume 838, Page 353 to an iron pin (found) at the Northeast corner of a 3.00 acre parcel previously surveyed from said Warne property and to date not recorded, passing an iron pin (found) at 409.06 feet and axle (found) at 698.39 feet;
- #17- **THENCE North 88 degrees 17 minutes 00 seconds West 558.69 feet** into said Southwest Quarter of Section 3, and along the North line of said 3 acre parcel to an iron pin (found);
- #18- **THENCE South 02 degrees 03 minutes 35 seconds West 234.00 feet** continuing though said property to an iron pin (found) on the common line for Sections 3 and 8;
- #19- **THENCE North 88 degrees 17 minutes 00 seconds West 1287.22 feet** along said Section line and common line for said Warne property and Richard Derry and Melanie Derry properties to the place of beginning, **containing 67.87 acres**, of which 1.31 acres are within the right of way of Harvest Hills Road.

SUBJECT TO AN EASEMENT GRANTED

An easement 30 feet wide to be granted crossing the above described 67.87 acre parcel leading to Harvest Hills Road, the centerline of which is more particularly described as follows;

Beginning at a point referenced in Call 3 of said 67.87 acre parcel and further located within an existing gravel drive leading to Harvest Hills Road; **THENCE North 18 degrees 22 minutes 14 seconds East 591.53 feet** crossing the above described 67.87 acre parcel and within the bed of said gravel drive to an unmarked point in the centerline of Harvest Hills Road and termination of said easement;

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 February 9, 2018 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 PLS #6885

DESCRIPTION
APPROVED
By: Charles R. Harkness





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 Perry:

SURVEYS 1 & 2

Being part of the Southwest Quarter, Section 3, Township 1, Range 6, of the US Military District, further **being part of** the Barabra E Warne property recorded in **Official Record Volume 2659, Page 542** of said county's deed records, further **being part of** Muskingum County Auditor's Parcel Number **51-10-03-08-000**:

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and OGRIP Orthophotos of the area.

R1- Donald D Warne Jr. OR Vol. 2082, Page 317.

R2- Donald D Warne Jr. OR Vol. 2673, Page 651.

R3- Previous survey of 3.00 acres by Charles R Harkness PLS #6885
(Job 2458 dated 12/15/17 Approved for Transfer to Adjoiner)

Note #1- Easement recorded in OR Vol. 2395, Page 674.

Note #2- Harvest Hills Road right of way listed as 40 feet wide.

Note #3- Centerline of 30 foot wide easement.

CALLS NOT SHOWN SURVEY 2				
CURVE	CHORD BEARING	CHORD	RADIUS	ARC
1	N 29°00'35" E	877.09'		
2	N 14°08'47" E	412.14'		
3	N 75°51'13" W	453.00'		
4	S 14°08'47" W	237.32'		
5	N 81°54'52" W	655.06'		
6	N 08°05'08" E	978.23'		
7 RT	S 73°07'08" E	161.43'	496.03'	162.15'
8 LT	S 67°57'28" E	212.50'	1449.48'	212.69'
15 RT	N 40°54'43" W	140.28'	185.00'	143.88'

DESCRIPTION
APPROVED
By: *Perkins*

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.

unless otherwise indicated.

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Charles R. Harkness
RECORDABLE

Charles R. Harkness PLS #6885



Joseph Donald Burwell
DB Vol. 993, Page 37.

Emerald Hills Pasture LTD
OR Vol. 2375, Page 115.

SURVEY FOR:
Barbara E Warne

HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122

A stylized logo of a surveyor wearing a hard hat and using a theodolite, positioned to the right of the company name and address.

SURVEYED: 2/9/18

DRAWN: 2/12/18

JOB NUMBER
Job#2473

DRAWING / SHEET #
Plat #01

LEGEND

- ☐ PIN (SET) 5/8" REBAR CAPPED
(C R HARKNESS PLS #6885)
- ☒ PIN (FOUND)
- ☐ POINT (UNMARKED)
- ☐ PIPE (FOUND)
- ☐ STONE (FOUND) MARKED
- ☒ AXLE (FOUND)

Darla K Claffey Trustee
OR Vol. 2286,
Page 498.

Thomas A Cable
OR Vol. 2071, Page 313.

Larry D Moore
TOD Laree D Robb
OR Vol. 2562, Page 411.

Darlene M Derry
OR Vol. 2308,
Page 674.

Darlene M Derry
OR Vol. 2308,
Page 674.

C Wayne Derry
Trustee
OR Vol. 2374,
Page 153.

N 02°03'35" E
76.73' Ref Pin

Richard W Derry
& Melanie Derry
DB Vol. 838,
Page 353.

Survey 2 67.87 Acres

Barbara E Warne
OR Vol. 2659, Page 542.
Part of Parcel Number
51-10-03-08-000

Survey 1
34.44 Acres

Barbara E Warne
OR Vol. 2659, Page 542.
Part of Parcel Number
51-10-03-08-000

CALLS NOT SHOWN SURVEY 1				
CURVE	CHORD BEARING	CHORD	RADIUS	ARC
5 RT	N 85°57'30" W	60.13'	496.03'	60.16'
6	S 08°05'08" W	978.23'		
7	S 81°54'52" E	655.06'		
8	N 14°08'47" E	237.32'		
9	S 75°51'13" E	453.00'		
10	S 14°08'47" W	412.14'		
11	S 29°00'35" W	877.09'		

Janna L Briner
OR Vol. 2395,
Page 683.

Lot 18
Harvest Hills Estates
Plat Book 18, Page 157

Scott R Davis
OR Vol. 2226,
Page 861.