

## DESCRIPTION OF SURVEY FOR EBER OPDYKE

JOB#1894-1

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

Being part of Fractional Section 15 and Quarter Township 3, Township 1, Range 6, of the US Military District, **being all of** the Eber E. Opdyke and Patricia Ann Opdyke property recorded in Deed Book Volume 527, Page 726, **all of** the remaining portion recorded in Deed Book Volume 538, Page 324, **part of** Deed Book Volume 521, Page 12, and part of Deed Book Volume 864, Page 27, of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 51-30-15-13-000, all of 51-30-15-14-000, part of 51-30-15-12-000 and part of 51-31-02-53-000, and more particularly described as follows;

Beginning at an iron pin (found) on the common line for Perry and Washington Townships, and at the common corner for Fractional Section 11 and Quarter Township 4 of Washington Township;

- #1- **THENCE N 02 degrees 32 minutes 40 seconds East 518.00 feet** along said Township line to an iron pipe (found) on the South line of the Baltimore and Ohio Railroad, passing the common corner for said Fractional Section 15 and Quarter Township 3 at approximately 118 feet;
- #2- **THENCE North 87 degrees 20 minutes 45 seconds East 684.74 feet** into said Fraction Section 15 and along the South line of said railroad to an iron pipe (found);
- #3- **THENCE North 87 degrees 20 minutes 45 seconds East 83.35 feet** continuing along said railroad and tangent for a converted railroad centerline spiral to an unmarked point;
- #4- **THENCE along a curve to the left having, a chord bearing North 84 degrees 44 minutes 30 seconds East 171.19 feet, a radius or 1884.26 feet** and arc length of 171.25 feet continuing along said railroad to an unmarked point;
- #5- **THENCE along a curve to the left having, a chord bearing North 66 degrees 51 minutes 45 seconds East 751.07 feet, a radius of 1425.40 feet,** and arc length of 760.04 feet continuing along said railroad to an iron pipe (found) at a common corner for said Opdyke property and for the FRU-CAM Investments LTD property recorded in Official Record Volume 2205, Page 927;
- #6- **THENCE South 02 degrees 05 minutes 35 seconds West 176.50 feet** leaving said railroad and along said Opdyke and FRU-CAM properties to an iron pipe (found);
- #7- **THENCE South 87 degrees 54 minutes 35 seconds East 813.11 feet** continuing along said properties to an unmarked point on the common line for the West and East Haves of Fractional Section 15, also being in the roadbed of Sonora Road, passing an iron pin (set) at 788.11 feet;
- #8- **THENCE South 02 degrees 38 minutes 15 seconds West 50.00 feet** along said Mid Section line and within said roadbed to an unmarked point;
- #9- **THENCE North 87 degrees 54 minutes 35 seconds West 812.64 feet** into said West Half of Fraction Section 15, leaving said road an through said Opdyke property to an iron pin (set), passing an iron pin (set) at 25.00 feet;
- #10- **THENCE South 00 degrees 38 minutes 15 seconds West 734.34 feet** continuing through said Opdyke property to an unmarked point in the centerline of Littel Salt Fork, passing an iron pin (set) at 709.34 feet, crossing into said Quarter Township 3 at approximately 585 feet;
- #11- **THENCE North 80 degrees 43 minutes 20 seconds West 171.73 feet** along said creek and common line for said Opdyke property and the Nathan J Harlan and Jennifer Swain property recorded in Official Record Volume 1956, Page 694 to an unmarked common corner for the Kenneth E Daw and Christine M Daw property recorded in Official Record Volume 2307, Page 950;
- #12- **THENCE South 49 degrees 05 minutes 05 seconds West 89.99 feet** leaving said creek and along said Opdyke and Daw properties to an iron pin (found), passing an iron pin (found) at 20.00 feet;

- #13- **THENCE North 89 degrees 37 minutes 25 seconds West 112.01 feet** continuing along said properties to an iron pin (found) at a corner of the Lorena H Nelson property recorded in Official Record Volume 2117, Page 239;
- #14- **THENCE North 89 degrees 35 minutes 55 seconds West 72.80 feet** along said Opdyke and Nelson properties to an iron pin (found);
- #15- **THENCE North 81 degrees 24 minutes 00 seconds West 23.95 feet** continuing along said properties to an iron pin (found);
- #16- **THENCE South 85 degrees 55 minutes 45 seconds West 42.99 feet** continuing along said properties to an iron pin (found);
- #17- **THENCE South 04 degrees 44 minutes 25 seconds East 49.42 feet** continuing along said properties and along the Johnny L Norlan and Jennifer H Nolan property recorded in Official Record Volume 2229, Page 436, to an iron pin (found);
- #18- **THENCE South 25 degrees 02 minutes 10 seconds East 74.59 feet** continuing along said Opdyke and Nolan properties to an iron pin (found);
- #19- **THENCE South 03 degrees 18 minutes 55 seconds East 64.30 feet** continuing along said properties to an iron pin (found);
- #20- **THENCE South 19 degrees 29 minutes 50 seconds East 279.57 feet** continuing along said properties to an iron pin (found) on the North line of Shimoda Lane;
- #21- **THENCE South 67 degrees 32 minutes 40 seconds West 25.00 feet** along said Lane to an iron pin (set);
- #22- **THENCE North 19 degrees 29 minutes 50 seconds West 388.73 feet** leaving said Lane and through said Opdyke property to an iron pin (set);
- #23- **THENCE South 70 degrees 56 minutes 25 seconds West 200.73 feet** continuing through said Opdyke property to an iron pin (set) on the common line for said Opdyke property and for the Donald L King and Katherine I King property recorded in Official Record Volume 1566, Page 256;
- #24- **THENCE North 22 degrees 57 minutes 55 seconds West 191.85 feet** along said Opdyke and King properties to an unmarked point in the centerline of Little Salt Creek, passing an iron pin (found) at 146.81 feet;
- #25- **THENCE South 29 degrees 19 minutes 55 seconds West 159.85 feet** along said properties and creek to an unmarked point;
- #26- **THENCE South 50 degrees 18 minutes 30 seconds West 68.81 feet** continuing along said properties and creek to an unmarked point;
- #27- **THENCE South 66 degrees 14 minutes 40 seconds West 22.05 feet** continuing along said properties and creek to an unmarked common corner of the Robert T Hartmeyer and Patricia M Hartmeyer property recorded in Official Record Volume 1580, Page 1580, Page 218 and for the Vincent T Bednarczuk property recorded in Deed Book Volume 1131, Page 535;
- #28- **THENCE South 72 degrees 02 minutes 50 seconds West 343.78 feet** along said Opdyke and Bednarczuk properties and along thr Evan T Abood property recorded in Official Record Volume 2251, Page 691, to an iron pipe (found), leaving said creek at approximately 283 feet;
- #29- **THENCE North 89 degrees 18 minutes 00 seconds West 399.52 feet** continuing along said Opdyke and Abood properties to an iron pipe (found) on the common line for Perry and Washington Townships;
- #30- **THENCE North 02 degrees 24 minutes 10 seconds East 396.45 feet** along said Township line to the place of beginning, containing 12.01 acres (all of Parcel #51-30-15-13-000), 12.02 acres (all of Parcel #51-30-15-14-000 excepting 0.97 acres recorded in Deed Book Volume 678, Page 46), 6.49 acres (part of Parcel #51-30-15-12-000) and, 2.68 acres (part of Parcel 51-31-02-53-000) for a total of 32.23 acres.

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).

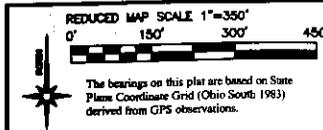
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on March 21, 2011 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and do not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

Charles R. Harkness P.L.S. #6885



DESCRIPTION APPROVED

By: *[Signature]* 9/21/11



**LEGEND**

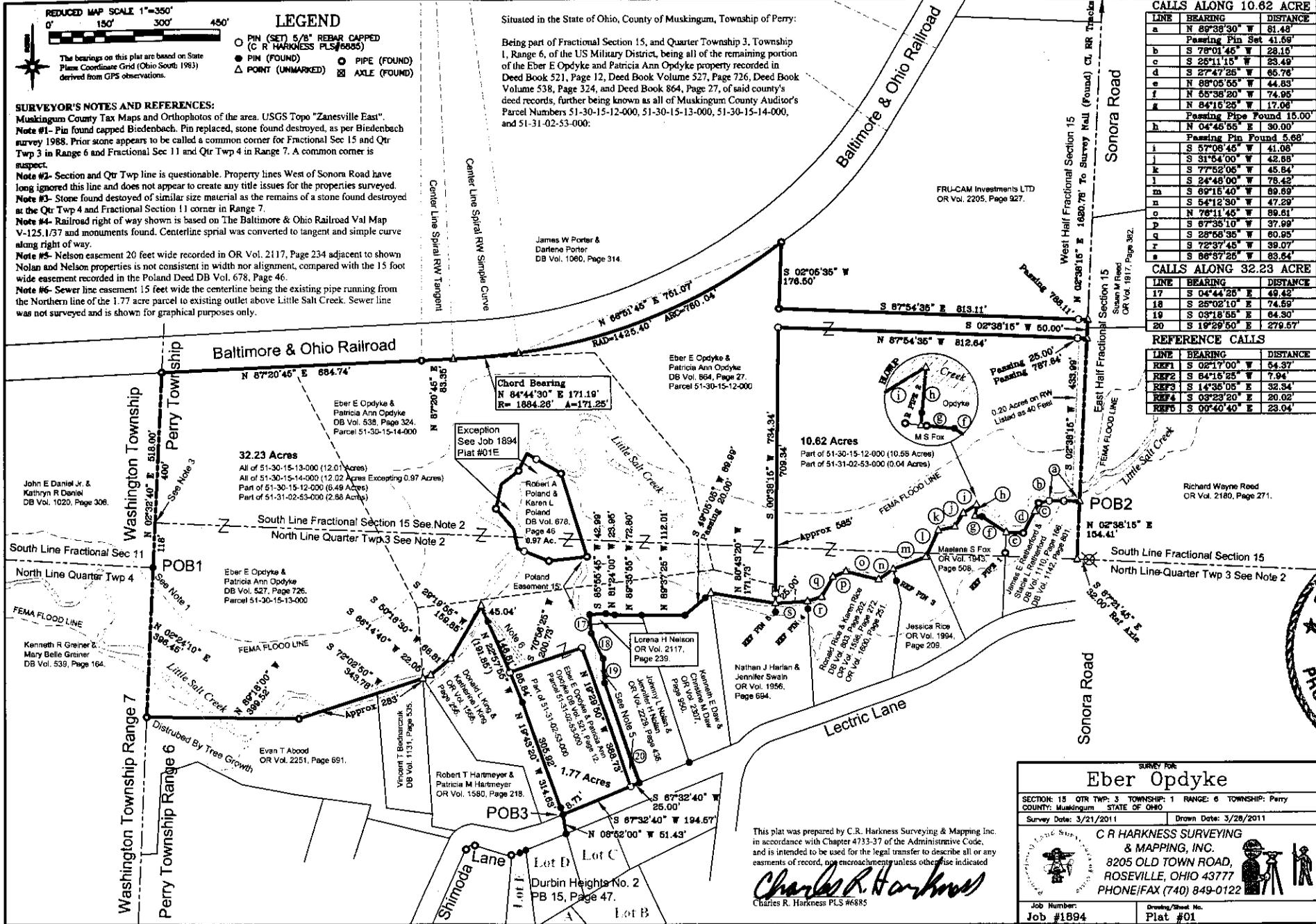
- PIN (SET) 5/8" REBAR CAPPED (C.R. HARKNESS PLS #6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)
- ⊠ AXLE (FOUND)

**SURVEYOR'S NOTES AND REFERENCES:**

Muskingum County Tax Maps and Orthophotos of the area. USGS Topo "Zanesville East".  
**Note #1-** Pin found capped Biedenbach. Pin replaced, stone found destroyed, as per Biedenbach survey 1988. Prior stone appears to be called a common corner for Fractional Sec 15 and Qtr Twp 3 in Range 6 and Fractional Sec 11 and Qtr Twp 4 in Range 7. A common corner is suspect.  
**Note #2-** Section and Qtr Twp line is questionable. Property lines West of Sonora Road have long ignored this line and does not appear to create any title issues for the properties surveyed.  
**Note #3-** Stone found destroyed of similar size material as the remains of a stone found destroyed at the Qtr Twp 4 and Fractional Section 11 corner in Range 7.  
**Note #4-** Railroad right of way shown is based on The Baltimore & Ohio Railroad Val Map V-125, 1/37 and monuments found. Centerline spiral was converted to tangent and simple curve along right of way.  
**Note #5-** Nelson easement 20 feet wide recorded in OR Vol. 2117, Page 234 adjacent to shown Nolan and Nelson properties is not consistent in width nor alignment, compared with the 15 foot wide easement recorded in the Poland Deed DB Vol. 678, Page 46.  
**Note #6-** Sewer line easement 15 feet wide the centerline being the existing pipe running from the Northern line of the 1.77 acre parcel to existing outlet above Little Salt Creek. Sewer line was not surveyed and is shown for graphical purposes only.

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Being part of Fractional Section 15, and Quarter Township 3, Township 1, Range 6, of the US Military District, being all of the remaining portion of the Eber E Opdyke and Patricia Ann Opdyke property recorded in Deed Book 521, Page 12, Deed Book Volume 527, Page 726, Deed Book Volume 538, Page 324, and Deed Book 864, Page 27, of said county's deed records, further being known as all of Muskingum County Auditor's Parcel Numbers 51-30-15-12-000, 51-30-15-13-000, 51-30-15-14-000, and 51-31-02-53-000:



**CALLS ALONG 10.62 ACRE**

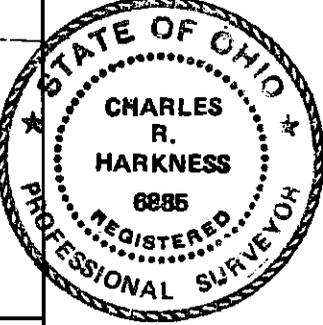
LINE	BEARING	DISTANCE
a	N 89°38'30" W	81.48'
b	S 78°01'45" W	28.16'
c	S 28°11'15" W	23.49'
d	S 27°47'25" W	66.76'
e	N 88°05'55" W	44.83'
f	N 55°38'30" W	74.95'
g	N 84°15'25" W	17.06'
Passing Pipe Found 15.00'		
h	N 04°45'55" E	30.00'
Passing Pin Found 5.68'		
i	S 87°08'45" W	41.06'
j	S 31°52'00" W	43.65'
k	S 77°52'00" W	43.64'
l	S 24°48'00" W	78.42'
m	S 69°18'40" W	69.59'
n	S 54°12'30" W	47.29'
o	N 78°11'45" W	89.51'
p	S 67°35'10" W	37.99'
q	S 25°58'35" W	60.55'
r	S 72°37'45" W	39.07'
s	S 86°57'25" W	83.54'

**CALLS ALONG 32.23 ACRE**

LINE	BEARING	DISTANCE
17	S 04°44'25" E	49.42'
18	S 28°02'10" E	74.59'
19	S 03°18'55" E	64.30'
20	S 19°29'50" E	279.57'

**REFERENCE CALLS**

LINE	BEARING	DISTANCE
REF1	S 02°17'00" W	54.37'
REF2	S 64°15'25" W	7.94'
REF3	S 14°36'05" E	32.34'
REF4	S 03°23'20" E	20.02'
REF5	S 00°40'40" E	23.04'



**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

Fee Paid  
 Date 11/22/11

**Eber Opdyke**

SECTION: 15 QTR TWP: 3 TOWNSHIP: Perry  
 COUNTY: Muskingum STATE OF OHIO

Survey Date: 3/21/2011 Drawn Date: 3/28/2011

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

Job Number: Job #1894 Drawing/Sheet No.: Plat #01

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 to describe all or any easements of record, no encroachment unless otherwise indicated.

*Charles R. Harkness*  
 Charles R. Harkness PLS #6885

DESCRIPTION APPROVED  
 By: *[Signature]* 4/12/2011