

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

Being part of the South Half, of the Southeast Quarter, of Section #24, Township #11, Range #13, of the Congress Lands East of the Scioto River, **being part of** the Earl Dunn property recorded in Deed Book Volume 1036, Page 420 of said county's deed records, further being known as Muskingum County **Auditor's Parcel Number 08-40-24-30-000**, and more particularly described as follows;

Beginning at iron pipe (found) at the common corner for Sections #23, #24, #27, and #28 of said Township and Range;

- #1- **THENCE North 86 degrees 32 minutes 10 seconds West 1235.90 feet** along the common line for said Sections #24 and #27 to an iron pin (set);
- #2- **THENCE North 02 degrees 09 minutes 45 seconds East 722.40 feet** into said South Half of the Southeast Quarter of Section #24, and through said Dunn property to an iron pin (set) on the South line of a of a 50 foot wide non-exclusive ingress and egress easement to be saved from and granted to the property herein described;
- #3- **THENCE North 75 degrees 41 minutes 45 seconds West 401.44 feet** along said easement and continuing through said Dunn property to an iron pin (set);
- #4- **THENCE along a curve to the left having, a chord bearing South 73 degrees 49 minutes 10 seconds West 126.83 feet**, a radius of 125.00 feet, and arc length of 133.01 feet, continuing along said easement and through said Dunn property to an iron pin (set);
- #5- **THENCE South 43 degrees 20 minutes 05 seconds West 207.34 feet** continuing along said easement and through said Dunn property to an iron pin (set), passing an iron pin (set) at 71.41 feet;
- #6- **THENCE along a curve to the right having, a chord South 59 degrees 54 minutes 45 seconds West 128.39 feet**, a radius of 225.00 feet, and arc length of 130.20 feet,
- #7- **THENCE South 76 degrees 29 minutes 20 seconds West 152.34 feet** continuing along said easement and through said Dunn property to an unmarked point in the centerline of Center Drive (State Route #555), passing an iron pin (set) at 118.23 feet;
- #8- **THENCE North 13 degrees 09 minutes 20 seconds West 25.00 feet** along said road and continuing through said Dunn property to an unmarked point;
- #9- **THENCE North 76 degrees 29 minutes 20 seconds East 152.19 feet** leaving said road, continuing through said Dunn property and along the centerline of said easement to an iron pin (set), passing an iron pin (set) at 30.80 feet;
- #10- **THENCE along a curve to the left having, a chord bearing North 59 degrees 54 minutes 45 seconds East 114.12 feet**, a radius of 200.00 feet, and arc length of 115.73 feet, continuing through said Dunn property and along the centerline of said easement to an iron pin (set);
- #11- **THENCE North 43 degrees 20 minutes 05 seconds East 207.34 feet** continuing through said Dunn property and along the centerline of said easement to an iron pin (set), passing an iron pin (set) at 135.93 feet;
- #12- **THENCE along a curve to the right having, a chord bearing North 73 degrees 49 minutes 10 seconds East 152.19 feet**; a radius of 150.00 feet, and arc length of 159.61 feet,
- #13- **THENCE South 75 degrees 41 minutes 45 seconds East 479.66 feet** continuing through said Dunn property and along the centerline of said easement to an iron pin (set);
- #14- **THENCE South 84 degrees 14 minutes 35 seconds East 146.78 feet** continuing through said Dunn property and along the centerline of said easement to an iron pin (set);

**#15- THENCE South 78 degrees 29 minutes 40 seconds East 276.07 feet** continuing through said Dunn property and along the centerline of said easement to an iron pin (set);

**#16- THENCE South 82 degrees 03 minutes 15 seconds East 746.36 feet** leaving said easement and continuing through said Dunn property to an unmarked point on the common line for said Sections #23 and #24, passing an iron pipe (found) at 742.20 feet;

**#17- THENCE South 02 degrees 51 minutes 20 seconds West 629.27 feet** along said Section line to the place of beginning **containing 20.02 acres**, of which 0.03 acres are within the right of way of Center Drive (State Route #555);

**GRANTING A NON-EXCLUSIVE INGRESS AND EGRESS 50 FT WIDE EASEMENT**

Commencing at an iron pipe (found) at the common corner for the Southeast and Southwest Quarters of said Section #24, also for the Northeast and Northwest Quarters of Section #27 of said Township and Range;

**TIE-1 THENCE South 86 degrees 32 minutes 10 seconds East 577.46 feet** along the common line for said Sections #24 & #27 to an unmarked point in the centerline of Center Drive (State Route #555);

**TIE-2 THENCE North 13 degrees 09 minutes 20 seconds West 501.46 feet** into said South Half of the Southeast Quarter of Section #24, along said road, to an unmarked corner of the above described 20.02 acre parcel, also being the place of beginning for the easement herein intended to be described;

**E1- THENCE North 13 degrees 09 minutes 20 seconds West 25.00 feet** continuing along said road to an unmarked corner of the above described 20.02 acre parcel;

**E2- THENCE North 13 degrees 09 minutes 20 seconds West 25.00 feet** continuing along said road and through said Dunn property to an unmarked point;

**E3- THENCE North 76 degrees 29 minutes 20 seconds East 152.03 feet** leaving said road and through said Dunn property to an iron pin (set), passing an iron pin (set) at 33.80 feet;

**E4- THENCE along a curve to the left having, a chord bearing North 59 degrees 54 minutes 45 seconds East 99.86 feet**, a radius of 175.00 feet, and arc length of 101.26 feet, continuing through said Dunn property to an iron pin (set);

**E5- THENCE North 43 degrees 20 minutes 05 seconds East 207.34 feet** continuing through said Dunn property to an iron pin (set), passing an iron pin (set) at 135.93 feet;

**E6- THENCE along a curve to the right having, a chord bearing North 73 degrees 49 minutes 10 seconds East 177.56 feet**, a radius of 175.00 feet and, arc length of 186.22 feet, continuing through said Dunn property to an iron pin (set);

**E7- THENCE South 75 degrees 41 minutes 45 seconds East 391.21 feet** continuing through said Dunn property to an unmarked corner of said 20.02 acre parcel;

**E8- THENCE South 75 degrees 41 minutes 45 seconds East 86.58 feet** continuing through said Dunn property to an unmarked point;

**E9- THENCE South 84 degrees 14 minutes 35 seconds East 146.17 feet** continuing through said Dunn property to an unmarked point;

**E10- THENCE South 78 degrees 29 minutes 40 seconds East 277.32 feet** continuing through said Dunn property to an unmarked point;

**E11- THENCE South 11 degrees 30 minutes 20 seconds West 25.00 feet** continuing through said Dunn property to an iron pin (set) at a corner of said 20.02 acre parcel;

**E12- THENCE South 11 degrees 30 minutes 20 seconds West 25.00 feet** through said 20.02 acre parcel to an unmarked point;

**E13- THENCE North 78 degrees 29 minutes 40 seconds West 274.81 feet** continuing through said 20.02 acre parcel to an unmarked point;

- E14- THENCE North 84 degrees 14 minutes 35 seconds West 147.40 feet** continuing through said 20.02 acre parcel to an unmarked point;
- E15- THENCE North 75 degrees 41 minutes 45 seconds West 80.09 feet** continuing through said 20.02 acre parcel to an iron pin (set) at a corner of said 20.02 acre parcel;
- E16- THENCE North 75 degrees 41 minutes 45 seconds West 401.44 feet** along said 20.02 acre parcel to an iron pin (set);
- E17- THENCE along a curve to the left having, a chord bearing South 73 degrees 49 minutes 10 seconds West 126.83 feet**, a radius of 125.00 feet, and arc length of 133.01 feet, continuing along said 20.02 acre parcel to an iron pin (set);
- E18- THENCE South 43 degrees 20 minutes 05 seconds West 207.34 feet** continuing along said 20.02 acre parcel to an iron pin (set), passing an iron pin (set) at 71.41 feet;
- E19- THENCE along a curve to the right having, a chord bearing South 59 degrees 54 minutes 45 seconds West 128.39 feet**, a radius of 225.00 feet, and arc length of 130.20 feet, continuing along said 20.02 acre parcel to an iron pin (set);
- E20- THENCE South 76 degrees 29 minutes 20 seconds West 152.34 feet** continuing along said 20.02 acre parcel to the place of beginning for the easement herein described, passing an iron pin (set) at 118.23 feet;

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).

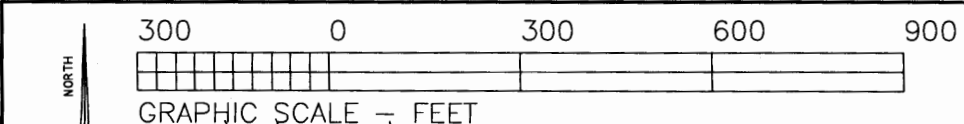
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on November 11, 2005, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

**OFFICE COPY  
NOT RECORDABLE**  
Charles R. Harkness PLS #6885

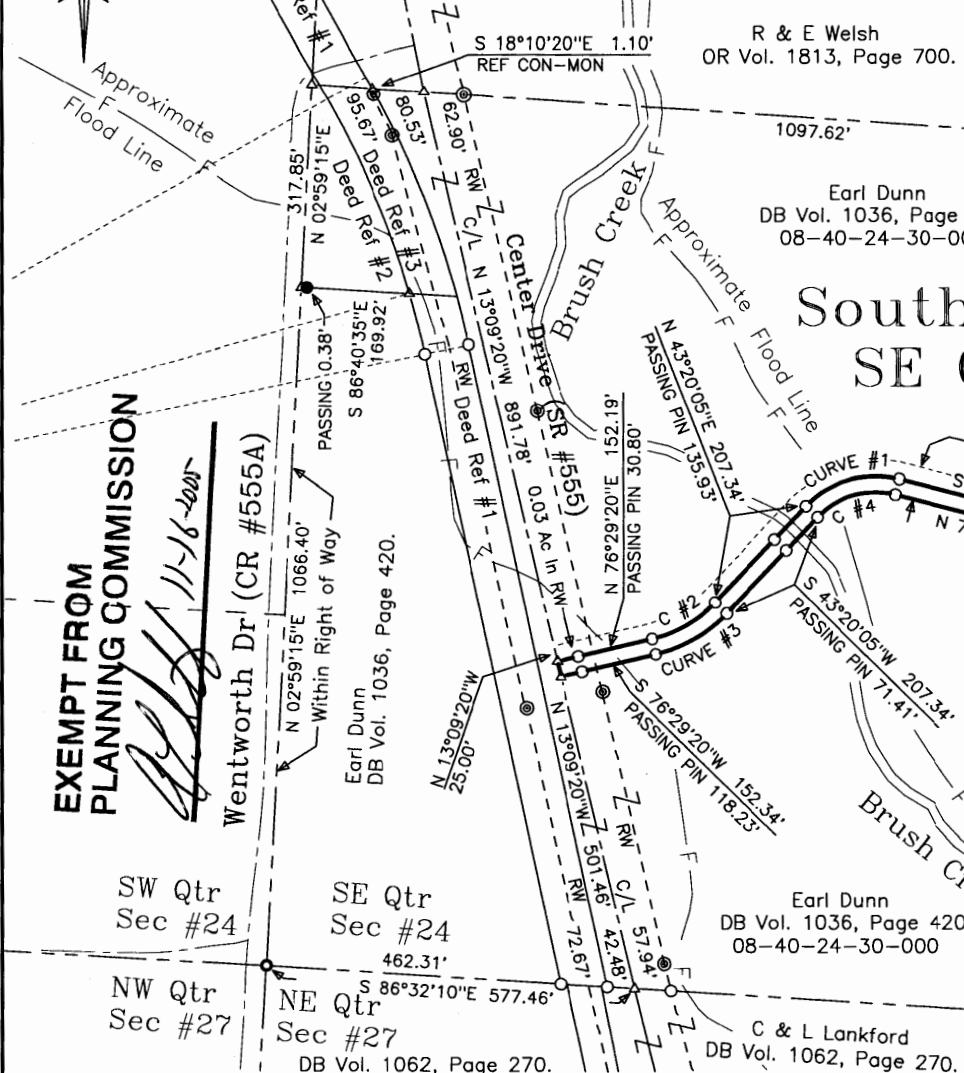


APPROVED FOR CLOSURE  
*[Signature]* 11-16-2005

EXEMPT FROM  
PLANNING COMMISSION  
*[Signature]* 11-16-2005



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 Brush Creek:  
 Being part of the South Half, of the Southeast Quarter, of Section #24, Township #11, Range #13, of the Congress Lands East of the Scioto River, being part of the Earl Dunn property recorded in Deed Book Volume 1036, Page 420 of said county's deed records, further being known as Muskingum County Auditor's Parcel Number 08-40-24-30-000;

# North 1/2 SE Qtr

# South 1/2 SE Qtr

20.02 Acres

Earl Dunn  
 DB Vol. 1036, Page 420.  
 08-40-24-30-000

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 property described and does not intend to affect in any way all or any easements of record, nor encroachments unless otherwise indicated.

**OFFICE COPY NOT RECORDABLE**  
 APPROVED FOR CLOSURE  
 Charles R. Harkness 11-16-2005

### LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLSH6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)
- ⊙ CONCRETE MONUMENT (FOUND)

### SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps and Orthophotos of the area. 3-D TopoQuads by DeLorme (Ohio). Centerline Plat PB 10, Page 53 and Right of Way Plans for SR #555. Railroad Val Maps for the New York Central Railroad V-305 Sheets 15g and 15h.  
 Deed Ref #1- Goss Realty Corporation DB Vol. 707, Page 117. (Abandoned New York Central RR)  
 Deed Ref #2- Myron Wentworth DB Vol. 1088, Page 68.  
 Deed Ref #3- Myron Wentworth OR Vol. 1584, Page 369.  
 Note #1- Section corner as shown on several surveys of the area. Possible conflict with long standing occupation line located approximately 20 feet West.  
 Note #2- Centerline and right of way for SR #555 and abandoned railroad established from Center Line References Pins for CL Stations 45+00, 55+00 and 65+00.  
 Note #3- Non Exclusive 50 ft wide ingress and egress easement Saved From and Granted to the 20.20 acre parcel. See Sheet 2 of 2.



CURVE	CHORD BEARING	DIST	RADIUS	ARC LEN
CURVE 1	N 73°49'10"E	152.19'	150.00'	159.61'
CURVE 2	N 59°54'45"E	114.12'	200.00'	115.73'
CURVE 3	S 59°54'45"W	128.39'	225.00'	130.20'
CURVE 4	S 73°49'10"W	126.83'	125.00'	133.01'

SURVEY FOR:		HARKNESS SURVEYING & MAPPING, INC.	
EARL DUNN ESTATE		8205 OLD TOWN ROAD	
SHEET 1 OF 2		ROSEVILLE, OHIO 43777	
SURVEYED: 11/11/2005		PHONE/FAX (740) 849-0122	
DRAWN: 11/11/2005		JOB: #1453 DRAWING: PLAT #05	
SEC:#24 TWP:#11 RANGE:#13 TWP:Brush Creek COUNTY:Muskingum STATE:Ohio			

