

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;

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), being the place of beginning for the property herein intended to be described, passing iron pins (set) at 462.31 feet and 534.98 feet;
- #1- 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, and through said Dunn property to an unmarked point,
- #2- THENCE North 76 degrees 29 minutes 20 seconds East 152.34 feet** leaving said road, through said Dunn property and along the South line of a 50 foot wide non-exclusive ingress and egress easement to be granted with the property herein described, to an iron pin (set), passing an iron pin (set) at 34.11 feet;
- #3- THENCE along a curve to the left having, a chord bearing North 59 degrees 54 minutes 45 seconds East 128.39 feet**, a radius of 225.00 feet, and arc length of 130.20 feet, continuing through said Dunn property and along said easement to an iron pin (set);
- #4- THENCE North 43 degrees 20 minutes 05 seconds East 207.34 feet** continuing through said Dunn property and along said easement to an iron pin (set), passing an iron pin (set) at 135.93 feet;
- #5- THENCE along a curve to the right having, a chord bearing North 73 degrees 49 minutes 10 seconds East 126.83 feet**, a radius of 125.00 feet, and arc length of 133.01 feet, continuing through said Dunn property and along said easement to an iron pin (set);
- #6- THENCE South 75 degrees 41 minutes 45 seconds East 401.44 feet** continuing through said Dunn property and along said easement to an iron pin (set);
- #7- THENCE South 02 degrees 09 minutes 45 seconds West 722.40 feet** continuing through said Dunn property and leaving said easement to an iron pin (set) on the common line for said Sections #24 and #27;
- #8- THENCE North 86 degrees 32 minutes 10 seconds West 772.33 feet** along said Section line to the place of beginning, passing an iron pin (set) at 714.39, **containing 13.49 acres**, of which 0.66 acres are within the right of way of Center Drive (State Route #555);

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

Beginning at the Northwest corner of the above described 13.49 acre parcel being in the centerline of Center Drive (State Route #555);

- E1- THENCE North 13 degrees 09 minutes 20 seconds West 50.00 feet** along said road to an unmarked point;
- E2- 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;
- E3- 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);

- E4- 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;
- E5- 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);
- E6- THENCE South 75 degrees 41 minutes 45 seconds East 391.21 feet** continuing through said Dunn property to the unmarked point from which an iron pin (set) for reference bears North 02 degrees 44 minutes 35 seconds East 5.00 feet;
- E7- THENCE South 02 degrees 44 minutes 35 seconds West 51.04 feet** through said Dunn property to an iron pin (set) at a corner of said 13.49 acre parcel;
- E8- THENCE North 75 degrees 41 minutes 45 seconds West 401.44 feet** along said 13.49 acre parcel to an iron pin (set);
- E9- 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 13.49 acre parcel to an iron pin (set);
- E10- THENCE South 43 degrees 20 minutes 05 seconds West 207.34 feet** continuing along said 13.49 acre parcel to an iron pin (set), passing an iron pin (set) at 71.41 feet;
- E11- 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 13.49 acre parcel to an iron pin (set);
- E12- THENCE South 76 degrees 29 minutes 20 seconds West 152.34 feet** continuing along said 13.49 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**  
*Charles R. Harkness*  
**NOT RECORDABLE**



APPROVED FOR CLOSURE

*Charles R. Harkness*  
11/16/2005

ACCESS MANAGEMENT FORM  
MUSKINGUM COUNTY PLANNING COMMISSION

Date: 12/01/05 Review No: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_  
Property Owner: Earl Dunn Estate Phone: \_\_\_\_\_  
Location/Address: \_\_\_\_\_ Parcel # 08 -40-24-30-000  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Township: Brushcreek Section: \_\_\_\_\_ Parcel Size: Various  
Road: SR 555 Nearest Intersecting Road: Wentworth Drive

Distance to Nearest Intersection: \_\_\_\_\_

ODOT Comments: ODOT will approve this request using the proposed non exclusive 50' easement for access to all parcels on the east side of SR 555. The remaining parcel on the west side of SR 555 shall obtain access from Wentworth Drive.

☒ Approved ☐ Denied

Signature: \_\_\_\_\_

MCPC Staff submits this proposed land division to ODOT District 5 staff for a comment and review period of 15 business days. If no comment or review is found to be necessary please check below, initial, and fax to MCPC. If not received within 15 business days unless preliminary comments are made, MCPC staff may evaluate as having met ODOT approval.

☐ No Comments Initial: \_\_\_\_\_ Review by: \_\_\_\_\_

MCPC STAFF

ODOT DISTRICT 5 Staff

Sent to ODOT: \_\_\_\_\_ Received: 11/17/05

Received from ODOT: \_\_\_\_\_ Sent to MCPC: 12/01/05

RPC CONTACT Andy Swinehart (740) 454-0155 FAX: (740) 455-7180

