

## DESCRIPTION OF SURVEY FOR EARL DUNN ESTATE

JOB#1453-1

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 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;

- #1- **THENCE North 02 degrees 59 minutes 15 seconds East 1066.40 feet** along the common line for said Southeast and Southwest Quarters of Section #24 and within the right of way for Wentworth Drive (County Road #555A) to the unmarked Southwest corner of the Myron Wentworth property recorded in Deed Book Volume 1088, Page 68;
- #2- **THENCE South 86 degrees 40 minutes 35 seconds East 169.92 feet** into said South Half of the Southeast Quarter and along the South line of said Wentworth property to the West Right of Way for an abandoned Railroad (New York Central RR) now owned by Goss Realty Corporation Recorded in Deed Book 707, Page 117 being the unmarked Southeast corner of said Wentworth property, passing an iron pin (found) at 0.38 feet, a reference pin (found) from said Southeast corner bears for reference South 86 degrees 40 minutes 35 seconds 1.85 feet;
- #3- **THENCE along a curve to the right having a chord bearing South 14 degrees 07 minutes 00 seconds East 97.84 feet**, a radius of 1397.50 feet, and arc length of 97.86 feet, along said abandoned railroad to an iron pin (set);
- #4- **THENCE South 12 degrees 07 minutes 50 seconds East 1010.71 feet** continuing along said abandoned railroad to an iron pin (set) on the common line for said Sections #24 and #27;
- #5- **THENCE North 86 degrees 32 minutes 10 seconds West 462.31 feet** leaving said abandoned railroad and along said Section line to the place of beginning, **containing 7.78 acres**, of which approximately 0.15 acres are within the right or way for Wentworth Drive.

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 P.L.S.#6885



APPROVED FOR CLOSURE

*A.L. Swindham*  
11-11-2005

EXEMPT FROM  
PLANNING COMMISSION

*A.L. Swindham*  
11-11-2005

## DESCRIPTION OF SURVEY FOR EARL DUNN ESTATE

JOB#1453-2

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 534.98 feet** along the common line for said Sections #24 & #27 to an iron pin (set) within the right of way for Center Drive (State Route #555), being on the East Right of Way for an abandoned Railroad (New York Central RR) now owned by Goss Realty Corporation Recorded in Deed Book 707, Page 117, also being the place of beginning for the property herein intended to be described, passing an iron pin (set) on the West right of way for said abandoned railroad at 462.31 feet;
- #1- THENCE North 12 degrees 07 minutes 50 seconds West 1030.22 feet** into said South Half of the Southeast Quarter of Section #24, along said abandoned railroad, and within the right of way for State Route #555 to an iron pin (set);
- #2- THENCE along a curve to the left having, a chord bearing North 20 degrees 29 minutes 55 seconds West 428.12 feet**, a radius of 1467.50 feet, and arc length of 429.65 feet, continuing along said abandoned railroad and within said SR #555 to an unmarked point on the North line of said South Half of the Southeast Quarter of Section #24, from which a concrete monument (found) bears for reference South 18 degrees 10 minutes 20 seconds East 1.10 feet;
- #3- THENCE South 86 degrees 07 minutes 45 seconds East 80.53 feet** along the North line of said South Half of the Southeast Quarter to an unmarked point in the centerline of said SR #555, from which an iron pin (set) on the East right of way for said SR #555 bears for reference South 86 degrees 07 minutes 45 seconds East 62.90 feet;
- #4- THENCE South 13 degrees 09 minutes 20 seconds East 1443.24 feet** crossing said South Half and Dunn property, and along said centerline of SR #555 to an unmarked point on the common line for said Sections #24 & #27;
- #5- THENCE North 86 degrees 32 minutes 10 seconds West 42.48 feet** along said Section line to the place of beginning, **containing 1.11 acres**, all of which is within the right or way for Center Drive (State Route #555).

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.

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Charles R. Harkness PLS #6885

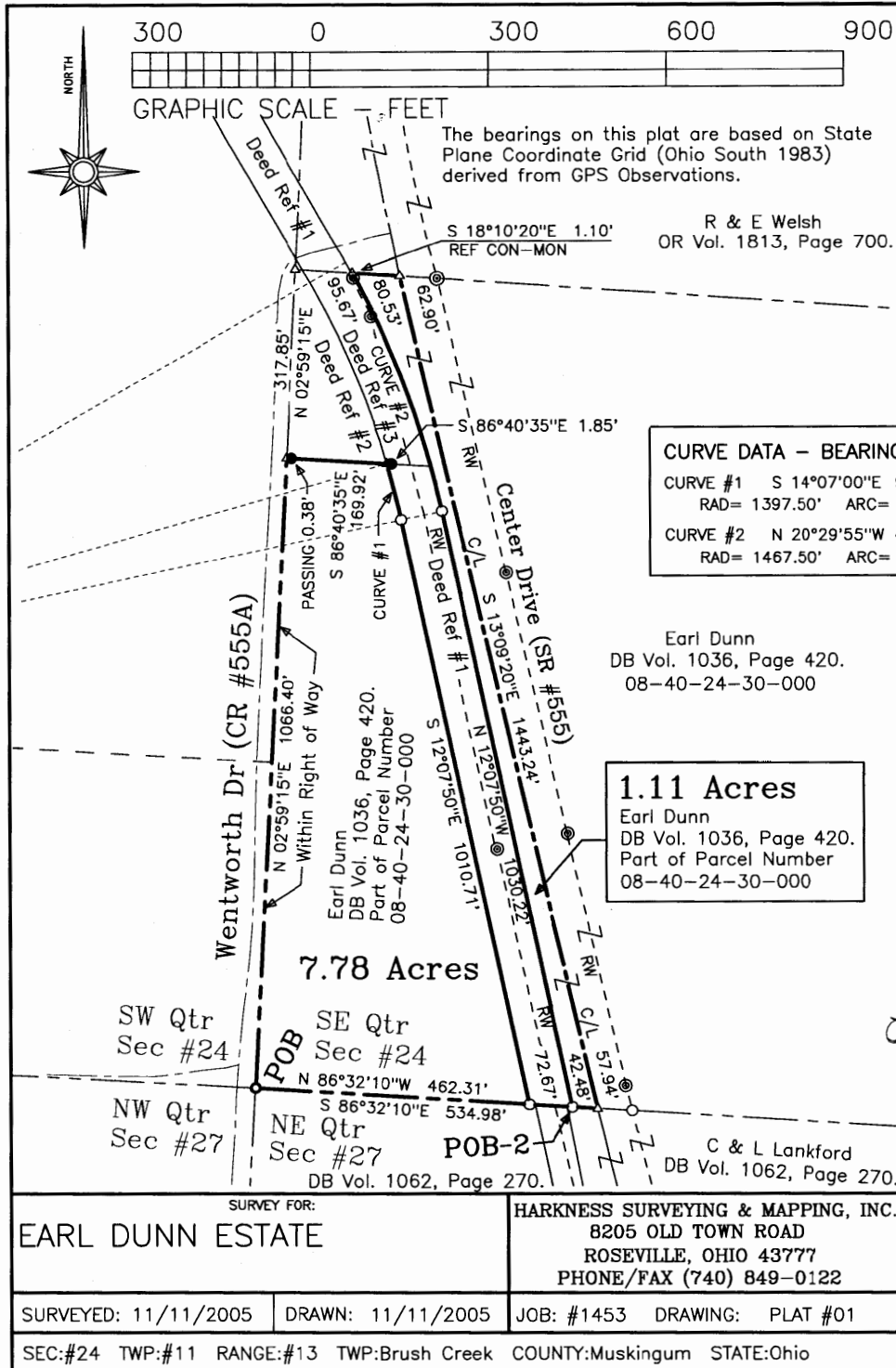


APPROVED FOR CLOSURE

*A.C. Swartz*  
11-11-2005 M

EXEMPT FROM  
PLANNING COMMISSION

*A.C. Swartz*  
11-11-2005 M



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

CURVE DATA - BEARING DIST		
CURVE #1	S 14°07'00"E	97.84'
	RAD= 1397.50'	ARC= 97.86'
CURVE #2	N 20°29'55"W	428.12'
	RAD= 1467.50'	ARC= 429.65'

#### 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 Val Maps V-305 Sheets 15g and 15h.  
Deed Ref #1- Goss Realty Corporation DB Vol. 707, Page 117. (Abandoned New York Central Railroad)  
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 Reference Pins for CL Stations 45+00, 55+00 and 65+00.  
Note #3- Approximately 0.15 acres of the 7.78 acre parcel is within the RW of Wentworth Drive (CR 555A). All of 1.11 acre parcel is within the RW of SR #555.

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 describe all or any easements of record, nor encroachments unless otherwise indicated.

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#### LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)
- ◎ CONCRETE MONUMENT (FOUND)

APPROVED FOR CLOSURE

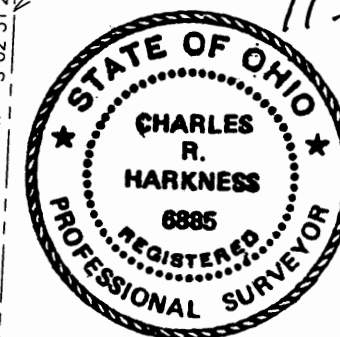
A.C. Swinford  
11-11-2005 M

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY A.C. Swinford  
11-11-2005 M

EXEMPT FROM  
PLANNING COMMISSION

A.C. Swinford  
11-11-2005 M



Sec #24 Sec #23  
Sec #27 Sec #28  
See Note #1