

DESCRIPTION OF SURVEY FOR RANDALL T RUGGLES & ROBIN D RUGGLES
JOB#2868-2

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

Being part of Lot 35, Quarter Township 3, Township 1, Range 9, of the US Military District, further **being part of** the Randall T Ruggles and Robin D Ruggles property recorded in **Official Record Volume 3180, Page 158** of said county's deed records, further **being part of** Muskingum County Auditor's Parcel Numbers 25-65-03-07-001 and 25-65-03-08-000, and more particularly described as follows;

Beginning at the unmarked common corner for Lots 34 and 35 of said Township 3, Range 9, further being in the roadbed of County Line Road, and on the common line for Muskingum and Licking Counties;

- #1- **THENCE North 02 degrees 38 minutes 35 seconds East 603.46 feet** along said Lot 35, and County Line, and within said roadbed to the unmarked corner of the John Melsheimer and Shawn Melsheimer property recorded in Official Record Volume 2334, Page 871, passing corners of a 50 foot wide easement to be reserved from the property herein described at 192.35 feet and 242.56 feet;
- #2- **THENCE South 87 degrees 12 minutes 14 seconds East 544.80 feet** leaving said road, into Lot 35, and along a common line for said Ruggles and Melsheimer properties to an iron pipe (found capped 7135 Bowman), passing an iron pipe (found capped 7135 Bowman) at 31.65 feet;
- #3- **THENCE South 02 degrees 34 minutes 10 seconds West 157.00 feet** continuing along said properties to an iron pin (set);
- #4- **THENCE North 87 degrees 25 minutes 50 seconds West 90.00 feet** through said Ruggles property to an iron pin (set);
- #5- **THENCE South 49 degrees 53 minutes 32 seconds West 278.83 feet** continuing through said Ruggles property to an iron pin (set), passing an iron pin (set) at 241.39 feet at a corner of an easement to be reserved from the parcel herein intended to be described;
- #6- **THENCE South 02 degrees 34 minutes 10 seconds West 257.00 feet** continuing through said property to an iron pin (set) on the common line for Lots 34 and 35, passing a corner of said easement at 24.59 feet;
- #7- **THENCE North 87 degrees 02 minutes 25 seconds West 250.59 feet** along said Lot line and continuing through said property to the place of beginning, passing an iron pin (set) at 220.47 feet containing 3.739 acres of Parcel Number 25-65-03-07-001 and 1.241 acres of Parcel Number 25-65-03-08-000 for a **total of 4.980 acres**, of which 0.28 acres are within the right of way for County Line Road.

**EASEMENT 50 FEET WIDE RESERVED FROM THE ABOVE DESCRIBED
4.980 ACRE PARCEL**

Commencing at the unmarked common corner for Lots 34 and 35 of said Township 3, Range 9, further being in the roadbed of County Line Road, and on the common line for Muskingum and Licking Counties;

- TIE- **THENCE North 02 degrees 38 minutes 35 seconds East 192.35 feet** along said Lot 35, and County Line, and within said roadbed to the unmarked place of beginning for the easement herein intended to be described,
- E1- **THENCE North 02 degrees 38 minutes 35 seconds East 50.21 feet** continuing along Lot 35, County Line, and within said roadbed to an unmarked point;
- E2- **THENCE North 87 degrees 24 minutes 52 seconds East 100.91 feet** leaving said road, into Lot 35, and through said Ruggles property to an iron pin (set), passing an iron pin (set) at 28.09 feet;
- E3- **THENCE North 70 degrees 59 minutes 07 seconds East 79.06 feet** continuing through said property to an iron pin (set);
- E4- **THENCE South 87 degrees 24 minutes 43 seconds East 103.78 feet** continuing through said property to an iron pin (set) on a line of the above described 4.980 acre parcel;
- E5- **THENCE South 49 degrees 53 minutes 32 seconds West 37.45 feet** along said 4.980 acre parcel to an iron pin (set);
- E6- **THENCE South 02 degrees 34 minutes 10 seconds West 24.59 feet** continuing along said 4.980 acre parcel to an unmarked point;
- E7- **THENCE North 87 degrees 25 minutes 50 seconds West 66.73 feet** through said Ruggles property to an unmarked point;
- E8- **THENCE South 70 degrees 59 minutes 07 seconds West 76.74 feet** continuing through said property to an unmarked point;
- E9- **THENCE South 87 degrees 24 minutes 52 seconds West 112.71 feet** continuing through said property to the place of beginning for the easement herein intended to be described;

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. See Plat for META Data. Iron pins (set) are 5/8" rebar 30 inches long with identification cap (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 May 23, 2024 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: D.A. Barnard
6-14-2024



6/14/24
DATE