

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

Being part of the Southwest Quarter, of the Northeast Quarter and part of the Northwest Quarter, Section 12, Township 17, Range 15, of the Congress Lands East of the Scioto River, further **being part of the Mary E Mahle property recorded in Deed Book Volume 1040, Page 97** of said county's deed records, further **being all of Muskingum County Auditor's Parcel Number 47-04-12-13-000, and part of Parcel Number 47-04-12-06-000**, and more particularly described as follows;

Beginning at an iron pin (set) at the common corner for the Northwest and Southwest Quarters of the Northeast Quarter of Section 12;

- #1- **THENCE South 86 degrees 45 minutes 13 seconds East 215.17 feet** along the common line for said Northwest and Southwest Quarters of the Northeast Quarter of Section 12 to an unmarked point in the centerline of Opera Road, passing and iron pin (found) at 198.86 feet;
- #2- **THENCE South 10 degrees 27 minutes 03 seconds West 211.88 feet** into said Southwest Quarter of the Northeast Quarter, along said road and common line for said Mahle property and for the Dennis R Roberts and Donna J Roberts property recorded in Deed Book Volume 737, Page 284 to an unmarked point;
- #3- **THENCE along a curve to the left having, a chord bearing South 10 degrees 36 minutes 02 seconds East 143.68 feet, a radius of 200.00 feet, and arc length of 146.97 feet** continuing along said road and properties to an unmarked point;
- #4- **THENCE South 31 degrees 39 minutes 06 seconds East 102.18 feet** continuing along said road and properties to an unmarked point;
- #5- **THENCE South 13 degrees 48 minutes 05 seconds East 65.31 feet** continuing along said road and properties to the unmarked intersection of Opera Road and for Bagley Road, from which an iron pin (set) for reference bears North 37 degrees 14 minutes 11 seconds West 42.42 feet;
- #6- **THENCE along a curve to the left having, a chord bearing North 66 degrees 30 minutes 11 seconds West 281.97 feet, a radius of 1800.00 feet, and arc length of 282.26 feet,** along Bagley Road and common line for said Mahle property and for the Roger Roberts property recorded in Official Record Volume 2218, page 26 to an unmarked point;
- #7- **THENCE along a curve to the left having, a chord bearing North 72 degrees 49 minutes 44 seconds West 39.12 feet, a radius of 612.00 feet, and arc length of 39.13 feet** continuing along said road and properties to an unmarked point on the common line for said Northeast and Northwest Quarters of Section 12;
- #8- **THENCE along a curve to the left having, a chord bearing North 77 degrees 20 minutes 24 seconds West 57.29 feet, a radius of 612.00 feet, and arc length of 57.32 feet** continuing along said road, into said Northwest Quarter and through said Mahle property to an unmarked point;
- #9- **THENCE North 80 degrees 01 minutes 27 seconds West 145.28 feet** continuing along said road and through said property to an unmarked point;
- #10- **THENCE North 32 degrees 27 minutes 33 seconds East 415.38 feet** leaving said road and continuing through said property to the place of beginning, passing an iron pin (set) at 20.00 feet, containing 2.11 acres being all of Parcel Number 47-04-12-13-000 and 0.89 acres being part of Parcel Number 47-04-12-06-000 for a **Total of 3.00 acres**, of which 0.46 acres are within the right of ways of Opera and Bagley Roads.

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 July 6, 2016 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



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

**DESCRIPTION
APPROVED**

By: *[Signature]* 7/11/16

7/11/16
Date

Fee Paid

DRAWING / SHEET #
Plat #01