

DESCRIPTION OF SURVEY FOR BRAYDAN FARMS LTD**JOB#2811**

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

Being part of the Northeast Quarter, Section 10, Township 15, Range 14, of the Congress Lands East of the Scioto River, further **being part of the Braydan Farms LTD** property recorded in **Official Record Volume 2584, Page 13** of said county's deed records, further **being all of Muskingum County Auditor's Parcel Number 47-27-04-19-000**, and more particularly described as follows;

Commencing at the common corner for the Northeast and Southeast Quarters of Section 10 and for the Northwest and Southwest Quarters of Section 11 of Newton Township and said Township and Range, from which an iron pin (found capped 8517 McPeck) bears for reference South 02 degrees 59 minutes 10 seconds West 20.00 feet;

TIE- THENCE North 87 degrees 02 minutes 08 seconds West 938.64 feet along the common line for said Northeast and Southeast Quarters of Section 10 to the common corner for said Braydan Farms, LTD property and for the Moxie LTD of Southeast Ohio property recorded in Official Record Volume 1861, Page 428 being the place of beginning for the property herein intended to be described and located in the roadbed of Moxadarla Road;

#1- THENCE North 87 degrees 02 minutes 08 seconds West 222.60 feet continuing along said Quarter Section line, within said roadbed, and common line for said Braydan Farms, LTD property and the North line of Southern Hills #3 recorded in Plat Book 12, Page 45 to the common corner for said Braydan Farms, LTD property and for the Rolling Plains Methodist Church property recorded in Official Record Volume 2625, Page 28;

#2- THENCE North 10 degrees 11 minutes 15 seconds East 299.78 feet into the Northeast Quarter of Section 10, leaving said roadbed, and along the common line for said Braydan Farms, LTD and Church properties to an axle (found) at a corner of a second Rolling Plains Methodist Church property recorded in Deed Book Volume 504, Page 204, passing axles (found) at 21.02 feet and 21.24 feet;

#3- THENCE North 10 degrees 11 minutes 15 seconds East 98.04 feet along the common line for said Braydan Farms, LTD and second church properties to an iron pin (found) at a common corner for said Braydan Farms, LTD property and a third Rolling Plains Methodist Church property recorded in Official Record Volume 1852, Page 278;

#4- THENCE South 67 degrees 46 minutes 08 seconds East 172.97 feet along the common line for said Braydan Farms, LTD and third church properties to an iron pin (found) at a common corner for said Braydan Farms LTD, third church property and Moxie properties;

#5- THENCE South 01 degrees 23 minutes 13 seconds West 337.72 feet along a common line for said Braydan Farms LTD and Moxie properties to the place of beginning, passing iron pins (found) at 10.00 feet and 309.81 feet, **containing 1.64 acres**, of which 0.14 acres are within the right of way for Moxadarla Road.

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 pin (set) is 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 May, 2023 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.



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NOT RECORDED
Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED
By: 6-23-2023