

DESCRIPTION OF SURVEY FOR MOXIE LTD OF SOUTHEAST OHIO JOB#2316-2

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 Moxie LTD of Southeast Ohio property recorded in **Official Record Volume 1861, Page 428** of said county's deed records, further being **part of** Muskingum County **Auditor's Parcel Number 47-27-04-20-003**, and more particularly described as follows;

Commencing at a concrete monument (found) at the center of Section 10

**TIE-1 THENCE South 87 degrees 01 minutes 45 seconds East 1840.07 feet** along the common line for the Northeast and Southeast Quarters of Section 10 to an unmarked common corner of said Moxie property and for the Braydan Farms, LTD property Life Estate to Edward E McConnell Official Record Volume 2584, Page 13, further being in the right of way for Moxadarla Drive;

**TIE-2 THENCE North 01 degrees 21 minutes 07 seconds East 327.67 feet** into said Northeast Quarter, leaving said road, and along the common line for said Moxie and Braydan Farms properties to an iron pin (set) passing the centerline of Moxadarla Drive at 9.70 feet, and iron pin (found) at 28.12 feet;

**TIE-3 THENCE South 68 degrees 39 minutes 39 seconds East 146.94 feet** through said Moxie property to an iron pin (set) at the place of beginning for the property herein intended to be described;

**#1- THENCE North 22 degrees 34 minutes 00 seconds East 154.02 feet** through said Moxie property to an iron pin (set) on the South line of the Board of County Commissioners of Muskingum County property recorded in Official Record Volume 1658, Page 463, further being the Souther line of Panther Drive;

**#2- THENCE South 70 degrees 28 minutes 07 seconds East 58.46 feet** along said Moxie and County properties, and along Panther Drive to an iron pin (found);

**#3- THENCE along a curve to the right having, a chord bearing South 61 degrees 05 minutes 21 seconds East 104.95 feet, a radius of 322.00 feet, and arc length of 105.42 feet** continuing along said properties and drive to an iron pin (set);

**#4- THENCE South 38 degrees 17 minutes 25 seconds West 148.45 feet** leaving said drive and through said Moxie property to an iron pin (set);

**#5- THENCE North 68 degrees 39 minutes 39 seconds West 122.49 feet** continuing through said property to the place of beginning, **containing 0.51 acres.**

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 19, 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



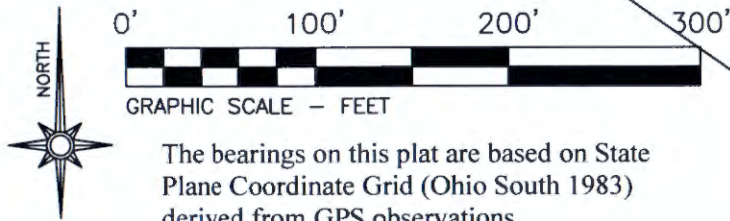
**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

Date 7/29/16

Fee Paid

**DESCRIPTION**  
**APPROVED**





# LEGEND

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

Approved for Transfer  
No On-Lot Sewage  
Zanesville-Muskingum Co.  
Health Department



SE Qtr Sec 10  
Commencing  
NE Qtr Sec 10  
SE Qtr Sec 10  
SE Qtr Sec 10

Braydan Farms, LTD  
Life Estate To  
Edward E McConnell  
OR Vol. 2584, Page 13.

N 01°21'07" E 10.00'

Passing 28.12'  
Passing 9.70'

Edward E Hamler &  
Marlene J Hamler  
OR Vol. 2515,  
Page 938.

Cornett Properties LLC  
OR Vol. 2521,  
Page 816.

Rolling Plains Methodist  
Church Trustees  
OR Vol. 1852,  
Page 278.

POB1

POB2

POB3

Moxie LTD of Southeast Ohio  
OR Vol. 1861, Page 428.  
Parcel Number 47-27-04-20-003

Moxadarla Drive

Southeast Quarter

Northeast Quarter

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 Moxie  
LTD of Southeast Ohio property recorded in **Official Record Volume 1861,**  
**Page 428** of said county's deed records, further being part of Muskingum  
County Auditor's Parcel Number 47-27-04-20-003 :

## SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area.  
All other references are shown or listed.

DESCRIPTION  
APPROVED  
By: [Signature]

Curve 1 to the Right  
Chord Bearing  
S 61°05'21" E 104.95'  
R=322.00' A=105.42'

Curve 2 to the Right  
Chord Bearing  
S 31°49'26" E 219.06'  
R=322.00' A=223.52'

Moxie LTD of  
Southeast Ohio  
OR Vol. 1861, Page 428.  
Parcel No. 47-27-04-20-003

Edward W Russell  
& Vicky Russell  
DB Vol. 1079,  
Page 361.

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 parcel surveyed and does not show any apparent easements nor  
easements of record, unless otherwise indicated.

OFFICE COPY  
NOT RECORDABLE

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

7/29/16  
Date

Fee Paid

SURVEY FOR:

Moxie LTD of  
Southeast Ohio



HARKNESS SURVEYING & MAPPING, INC.

8205 OLD TOWN ROAD  
ROSEVILLE, OHIO 43777  
PHONE/FAX (740) 849-0122



SURVEYED: 7/19/16

DRAWN: 7/19/16

JOB NUMBER  
Job#2316

DRAWING / SHEET #  
Plat #01

Charles R. Harkness PLS #6885