

DESCRIPTION OF SURVEY FOR SANDRA K BAILEY & MICHAEL BAILEY JOB#2347

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

Being part of the Southwest Quarter, Section 13, Township 17, Range 15, of the Congress Lands East of the Scioto River, further **being all of** the Sandra K Bailey and Michael Bailey property recorded in **Official Record Volume 1544, Page 630** of said county's deed records, further **being all of** Muskingum County **Auditor's Parcel Number 47-36-13-14-000**, and more particularly described as follows;

Beginning at a stone (found) at the common corner for Sections 13, 14, 23, and 24 of said Township and Range;

- #1- **THENCE North 03 degrees 16 minutes 19 seconds East 926.10 feet** along the common line for Sections 13 and 14, further being the common line for said Bailey property and for the Daniel Miller property recorded in Deed Book Volume 1062, Page 233 to an iron pipe (found) at the common corner of said properties, and for the D R Cooper Jr and Pauline M Cooper property recorded in Deed Book Volume 540, Page 626 and for the Roxie Barnes property recorded in Official Record Volume 2475, Page 373;
- #2- **THENCE South 86 degrees 43 minutes 41 seconds East 396.00 feet** into Section 13 and along a common line for said Baily and Cooper properties to an iron pin (set);
- #3- **THENCE North 03 degrees 16 minutes 19 seconds East 20.64 feet** continuing along said properties to an unmarked point in the centerline of Workman Road;
- #4- **THENCE South 71 degrees 25 minutes 45 seconds East 82.04 feet** along said road and common line for said Bailey property and for the Ben Mohler and Danelle Campbell property recorded in Official Record Volume 2127, Page 272 to an unmarked point;
- #5- **THENCE along a curve to the right having, a chord bearing South 56 degrees 32 minutes 41 seconds East 218.76 feet, a radius of 425.83 feet**, an arc length of 221.24 feet, continuing along said road and properties to an unmarked point;
- #6- **THENCE South 41 degrees 39 minutes 37 seconds East 72.66 feet** continuing along said road and properties to an unmarked corner of the Celestia E Myers and Gerald E Knapp and Mary C Knapp proeprty recorded in Official Record Volume 2199, Page 133;
- #7- **THENCE South 70 degrees 26 minutes 37 seconds West 224.47 feet** leaving said road and along a common line for said Bailey and Myers/Knapp properties to an iron pin (found), passing an iron pin (found) at 26.55 feet;
- #8- **THENCE South 19 degrees 25 minutes 25 seconds East 177.70 feet** continuing along said properties to an iron pin (found);
- #9- **THENCE North 70 degrees 34 minutes 54 seconds East 247.46 feet** continuing along said properties to an unmarked point in the centerline of said road, passing an iron pin (found) at 220.10 feet;
- #10- **THENCE South 02 degrees 36 minutes 53 seconds East 83.20 feet** along said road and said Bailey and Mohler/Campbell properties to an unmarked point;
- #11- **THENCE along a curve to the left having, a chord bearing South 09 degrees 43 minutes 36 seconds East 85.56 feet, a radius of 345.52 feet**, an arc length of 85.78 feet, continuing along said road and properties to an unmarked point;
- #12- **THENCE along a curve to the right having, a chord bearing South 04 degrees 46 minutes 01 seconds West 326.96 feet, a radius of 443.98 feet**, an arc length of 334.84 feet, continuing along said road and properties to an unmarked point;
- #13- **THENCE South 26 degrees 22 minutes 21 seconds West 65.68 feet** continuing along said road and properties to an unmarked point;

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- #14- **THENCE South 12 degrees 35 minutes 57 seconds West 25.00 feet** continuing along said road and properties to an unmarked point;
- #15- **THENCE South 07 degrees 24 minutes 12 seconds East 25.00 feet** continuing along said road and properties to an unmarked corner of the Lynne Sidwell property recorded in Official Record Volume 2598, Page 59, from which an iron pin (found) for reference bears North 75 degrees 43 minutes 34 seconds East 18.00 feet;
- #16- **THENCE South 25 degrees 45 minutes 32 seconds East 17.93 feet** continuing along said road and said Bailey and Lynne properties to an unmarked point on the common line for Sections 13 and 24;
- #17- **THENCE North 86 degrees 00 minutes 15 seconds West 808.36 feet** leaving said road and along said Section line further being a common line for said Bailey property and for the David L Citro and Julie S Citro property recorded in Official Record Volume 2686, Page 603 and for the Paul T Eppley and Katherine Eppley property recorded in Official Record Volume 2294, Page 142 to the place of beginning, passing an iron pins (found) at 20.00 feet and 635.55 feet, **containing 15.79 acres**, of which 0.46 acres are within the right of way of Workman Road.

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 March 28, 2017 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*  
Charles R. Harkness PLS #6885



DESCRIPTION  
APPROVED  
By: *[Signature]* 5/3/2017



0 200 400 600



GRAPHIC SCALE - FEET

The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

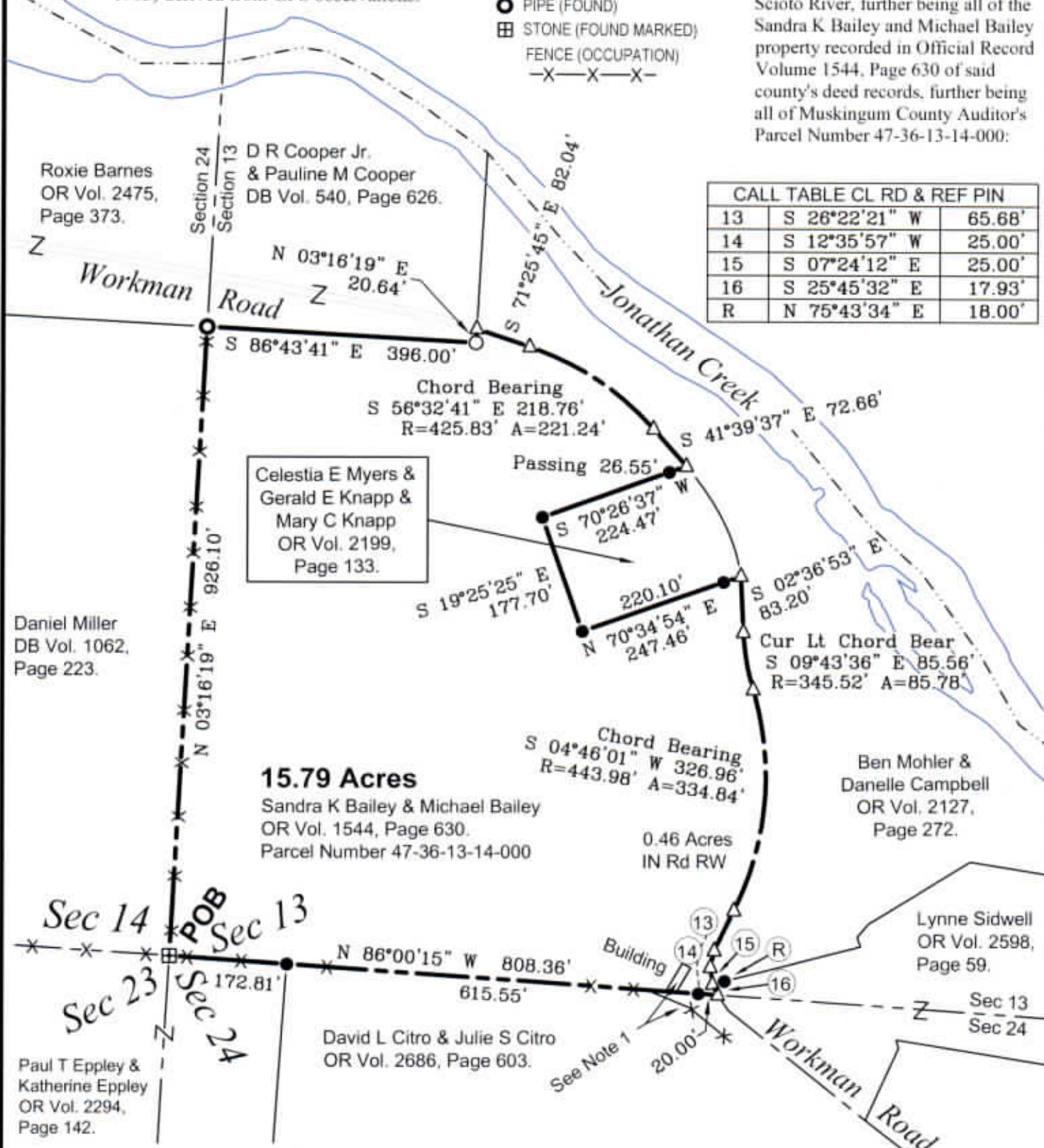
**LEGEND**

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)
- ▣ STONE (FOUND MARKED)
- X—X—X— FENCE (OCCUPATION)

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CALL TABLE CL RD & REF PIN		
13	S 26°22'21" W	65.68'
14	S 12°35'57" W	25.00'
15	S 07°24'12" E	25.00'
16	S 25°45'32" E	17.93'
R	N 75°43'34" E	18.00'



Roxie Barnes  
OR Vol. 2475,  
Page 373.

D R Cooper Jr.  
& Pauline M Cooper  
DB Vol. 540, Page 626.

Celestia E Myers &  
Gerald E Knapp &  
Mary C Knapp  
OR Vol. 2199,  
Page 133.

Daniel Miller  
DB Vol. 1062,  
Page 223.

Ben Mohler &  
Danelle Campbell  
OR Vol. 2127,  
Page 272.

Lynne Sidwell  
OR Vol. 2598,  
Page 59.

David L Citro & Julie S Citro  
OR Vol. 2686, Page 603.

Paul T Eppley &  
Katherine Eppley  
OR Vol. 2294,  
Page 142.

**SURVEYOR'S NOTES AND REFERENCES:**

- Muskingum County Tax Maps and Orthophotos of the area.
- Note #1-** Long-term occupation fence and building appears to be over 50 years old. Building corner extends South of the surveyed line by 2.2 feet.
- Note #2-** Right of way width for Workman Road listed as 40 feet.

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.

**DESCRIPTION APPROVED**  
By: *[Signature]* 5/3/2017

**OFFICE COPY NOT RECORDABLE**  
*Charles R. Harkness*



SURVEY FOR: <b>Sandra K Bailey &amp; Michael Bailey</b>		HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 3/28/17	DRAWN: 3/28/17	JOB NUMBER Job#2347	DRAWING / SHEET # Plat #01