

DESCRIPTION OF SURVEY FOR  
PAUL T EPPLEY & KATHERINE EPPLEY JOB#1871

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

Being part of the Northwest Quarter, of Section 24, Township 17, Range 15, of the Congress Lands East of the Scioto River, further **being part of** the Paul T Eppley and Katherine Eppley property recorded in Official Record Volume 2294, Page 142, of said county's deed records, further being part of Muskingum County **Auditor's Parcel Numbers 47-54-02-01-000 and 47-54-02-15-000**, and more particularly described as follows;

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

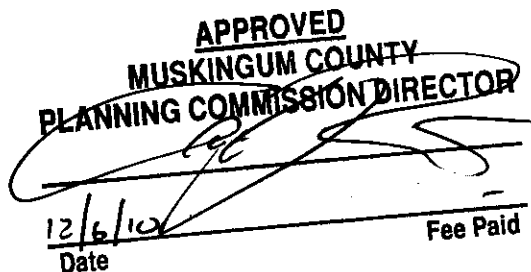
- TIE-1 THENCE South 03 degrees 26 minutes 55 seconds West 2176.66 feet** along the common line for Sections 23 and 24 to an unmarked point in the centerline of Carson Road (Old State Road);
- TIE-2 THENCE South 77 degrees 21 minutes 05 seconds East 296.34 feet** into said Northwest Quarter of Section 24 and along said road, passing into the Village of Fultonham, to an unmarked point;
- TIE-3 Thence South 74 degrees 54 minutes 45 seconds East 81.38 feet** continuing along said road to the unmarked place of beginning for the property herein intended to be described;
- #1- THENCE North 35 degrees 53 minutes 30 seconds East 200.93 feet** leaving said road, through said Eppley property and leaving said village to an iron pin (set), passing and iron pin (set) at 20.00 feet;
- #2- THENCE South 59 degrees 29 minutes 45 seconds East 212.56 feet** continuing through said Eppley property and crossing back into said village to an iron pin (set);
- #3- THENCE South 31 degrees 41 minutes 00 seconds West 183.63 feet** continuing through said Eppley property, and along a 25 foot easement to an unmarked point in the centerline of said road, passing an iron pin (set) at 163.63 feet, said easement to be granted to the property herein described;
- #4- THENCE North 59 degrees 06 minutes 15 seconds West 82.55 feet** along said road and common line for said Eppley property and for the Larry J Morosco and Virginia Morosco property recorded in Deed Book Volume 949, Page 227, and for the Paul D Matthews and Sally A Matthews property recorded in Official Record Volume 759, Page 136 to an unmarked point;
- #5- THENCE North 63 degrees 44 minutes 45 seconds West 69.76 feet** continuing along said road, Eppley and Matthews properties to an unmarked point;
- #6- THENCE North 68 degrees 24 minutes 25 seconds West 76.45 feet** continuing along said road, Eppley and Matthews properties to the place of beginning, containing 0.10 acres from Parcel Number 47-54-02-01-000 and 0.85 acres from parcel Number 47-54-02-15-000 for a total of **0.95 acres**, of which 0.10 acres are within the right of way for Carson Road.

**ALSO GRANTING AN EASEMENT 25 FEET WIDE**

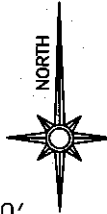
Also granting an easement 25 feet wide along and adjacent to the Southeastern line of the above described 0.95 acre parcel running from Carson Road to the Northeastern corner of said 0.95 acre parcel.

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 November 12, 2010 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 all or any easements of record, nor encroachments unless otherwise indicated.



DESCRIPTION  
APPROVED  
By: *[Signature]* 11/19/2010



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



Sec 14  
Sec 13  
Sec 23  
Sec 24

### LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- STONE (FOUND) WITH X = ☒
- ⊗ AXLE (FOUND)

Approved For Transfer  
On-Lot Sewage O.K.  
Date 12/16/10

Zanesville - Muskingum Co  
Health Department

Paul T Eppley & Katherine Eppley  
OR Vol. 2294, Page 142.  
Par #47-54-02-01-000

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

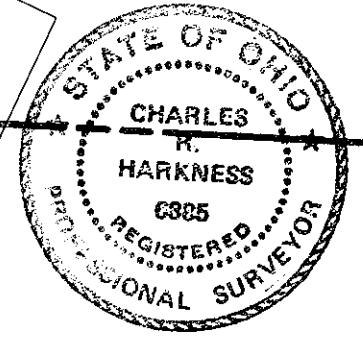
Being part of the Northwest Quarter, Section 24, Township 17, Range 15, of the Congress Lands East of the Scioto River, further being part of the Paul T Eppley and Katherine Eppley property recorded in Official Record Volume 2294, Page 142 of said county's deed records, and further being part of Muskingum County Auditor's Parcel Numbers 47-54-02-15-000 and 47-54-02-01-000:

### SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. All other references are shown or listed.  
**Note #1-** An easement is also to be granted being 25 feet wide running along the Southeastern line of the 0.95 acre parcel.

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

12/16/10  
Date  
Fee Paid



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 to describe all or any portion of real estate, and encroachments, unless otherwise indicated.

OFFICE COPY  
NOT RECORDABLE

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

Paul T Eppley & Katherine Eppley  
OR Vol. 2294, Page 142  
Par #47-54-02-01-000

(Old State Road)  
Carson Road

Lisa K Miller  
OR Vol. 2024, Page 291.

DESCRIPTION  
APPROVED  
By: [Signature]

To Pin (found) Sec Corner  
S 03°26'55" W 3080.04'

S 77°21'05" E  
S 03°26'55" W 2176.66'

Corporation Line

Par #47-54-02-15-000

Norma J Lent  
OR Vol. 2092, Page 491

POB

0.95 Acres

0.10 Acres  
#47-54-02-01-000

0.85 Acres  
Par #47-54-02-15-000

Paul D Matthews & Sally A Matthews  
DB Vol. 759, Page 136.

Larry J Morosco & Virginia Morosco  
DB Vol. 949, Page 227.

(Old State Road)  
Carson Rd

West Alley

Miller's Addition PB 1, Pg 65.

SURVEY FOR:

Paul T Eppley & Katherine Eppley



HARKNESS SURVEYING & MAPPING, INC.  
8205 OLD TOWN ROAD  
ROSEVILLE, OHIO 43777  
PHONE/FAX (740) 849-0122



SURVEYED: 11/12/10 DRAWN: 11/16/10

JOB NUMBER  
Job#1871

DRAWING / SHEET NUMBER  
Plat #01

SEC: 24 TWP: 17 RANGE: 15 TWP: Newton CO: Muskingum ST: Ohio