

## DESCRIPTION OF SURVEY FOR PAUL T EPPLEY

JOB#2349

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

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, further **being part of** Muskingum County **Auditor's Parcel Number 47-54-02-01-000**, and more particularly described as follows;

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

- TIE- THENCE South 86 degrees 00 minutes 15 seconds East 172.81 feet** along the common line for Sections 13 and 24 to an iron pin (set) at the place of beginning for the property herein intended to be described;
- #1- THENCE South 86 degrees 00 minutes 15 seconds East 635.55 feet** continuing along said Section line to an unmarked point in the centerline of Workman Road, passing an iron pin (set) at 615.55 feet;
- #2- THENCE South 34 degrees 32 minutes 03 seconds East 27.88 feet** into said Northwest Quarter of Section 24, along said road, and common line for said Eppley property and for the Lynne Sidwell property recorded in Official Record Volume 2598, Page 59 to an unmarked point;
- #3- THENCE South 51 degrees 19 minutes 58 seconds East 258.02 feet** continuing along said road and properties to an unmarked point from which an iron pin (found) for reference bears North 24 degrees 31 minutes 34 seconds East 12.49 feet;
- #4- THENCE South 52 degrees 20 minutes 24 seconds East 168.57 feet** continuing along said road and along a common line for said Eppley property and for the Elda J Rodgers property recorded in Official Record Volume 2500, Page 318 to an unmarked point;
- #5- THENCE South 53 degrees 13 minutes 14 seconds East 124.39 feet** continuing along said road and properties to an unmarked point;
- #6- THENCE South 49 degrees 20 minutes 22 seconds East 133.16 feet** continuing along said road and properties to an unmarked point;
- #7- THENCE South 54 degrees 21 minutes 17 seconds East 120.15 feet** continuing along said road and properties to an unmarked point;
- #8- THENCE South 50 degrees 44 minutes 49 seconds East 60.00 feet** continuing along said road and properties to an unmarked point;
- #9- THENCE South 43 degrees 48 minutes 12 seconds East 234.27 feet** continuing along said road and properties to an unmarked point;
- #10- THENCE along a curve to the right having, a chord bearing South 29 degrees 19 minutes 47 seconds East 69.48 feet, a radius of 139.00 feet, and arc length of 70.23 feet,** continuing along said road and properties to an unmarked point, further being the place of beginning for a triangle shaped easement described below;
- #11- THENCE South 86 degrees 28 minutes 41 seconds West 103.03 feet** leaving said road, through said Eppley property, and along the North line of said easement, to an iron pin (set), passing an iron pin (set) at 27.83 feet;
- #12- THENCE North 78 degrees 14 minutes 27 seconds West 548.05 feet** continuing through said Eppley property to an iron pin (set);
- #13- THENCE South 20 degrees 15 minutes 08 seconds West 274.34 feet** continuing through said Eppley property to an iron pin (set);
- #14- THENCE North 76 degrees 28 minutes 43 seconds West 523.47 feet** continuing through said Eppley property to an iron pin (set);



47-54-02-01-001 A

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- #15- **THENCE South 45 degrees 44 minutes 01 seconds West 124.80 feet** continuing through said Eppley property to an iron pin (set);
- #16- **THENCE North 63 degrees 32 minutes 24 seconds West 104.24 feet** continuing through said Eppley property to an iron pin (set);
- #17- **THENCE North 05 degrees 18 minutes 34 seconds East 354.69 feet** continuing through said Eppley property to an iron pin (set);
- #18- **THENCE North 49 degrees 14 minutes 00 seconds West 213.53 feet** continuing through said Eppley property to an iron pin (set);
- #19- **THENCE North 04 degrees 06 minutes 03 seconds East 409.07 feet** continuing through said Eppley property to the place of beginning, **containing 20.39 acres**, of which 0.55 acres are within the right of way of Workman Road.

**EASEMENT GRANTED**

Also a triangle shaped easement along the South side of call #11 above, beginning at the unmarked Eastern corner of the above described 20.39 acre parcel being in the centerline of Workman Road, further being the Southern end of a curve described in call #10 above;

- E-1 THENCE South 08 degrees 51 minutes 54 seconds East 29.01 feet** along the centerline of Workman Road to an unmarked point;
- E-2 THENCE North 78 degrees 14 minutes 27 seconds West 109.61 feet**, leaving said road and through said Eppley property to an iron pin (set) at a corner of the above described 20.39 acre parcel;
- E-3 THENCE North 86 degrees 28 minutes 41 seconds East 103.03 feet** along Call 11 of the above described 20.39 acre parcel to the place of beginning, passing an iron pin (set) at 75.20 feet;

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 August 22, 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**

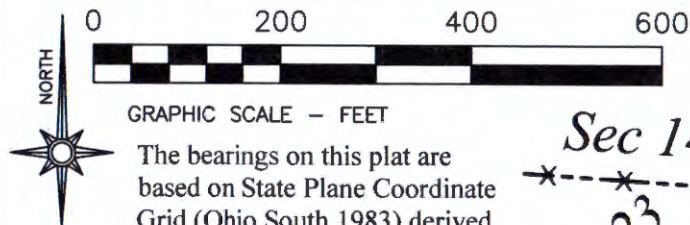
Charles R. Harkness PLS #6885

**DESCRIPTION  
APPROVED**

By: 8/31/2016







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

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, further being part of Muskingum County Auditor's Parcel Number 47-54-02-01-000:

#### SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area.

**Note #1-** Centerline of road per Richard Daniels PLS #5410 Survey of the Lynne Sidwell property.

**Note #2-** 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 #3-** Triangle shaped easement to be granted to the surveyed parcel.

Sec 14  
Sec 23  
Commencing  
Sec 24  
Sec 13  
POB

Sandra K Bailey  
& Michael Bailey  
OR Vol. 1544, Page 630.

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

Lynne Sidwell  
OR Vol. 2598, Page 59.

#### LEGEND

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

**20.39 Acres**

Paul T Eppley &  
Katherine Eppley  
OR Vol. 2294, Page 142.  
Part of Parcel Number  
47-54-02-01-000

0.55 Acres  
IN Rd RW

DESCRIPTION  
APPROVED  
By: *[Signature]* 8/21/2016



SURVEY FOR:

**Paul T Eppley &  
Katherine Eppley**



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



SURVEYED: 8/22/16 DRAWN: 8/22/16

JOB NUMBER  
Job#2349

DRAWING / SHEET #  
Plat #01

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**  
*[Signature]*  
Charles R. Harkness PLS #6885

Allen B Smith &  
Lori J Smith  
DB Vol. 1153,  
Page 886.

Curve Rt Chord Bear  
S 29°19'47" E 69.48'  
R=139.00' A=70.23'

E POB  
S 08°51'54" E 29.01'  
N 78°14'27" W 109.61'  
See Note 3

S 86°28'41" W 103.03'  
Passing 27.83'  
N 78°14'27" W 548.05'

Workman Road  
S 52°20'24" E 168.57'  
S 53°13'14" E 124.39'  
S 49°20'22" E 133.16'  
S 54°21'17" E 120.15'  
S 50°44'49" E 60.00'  
S 43°48'12" E 234.27'

See Note 2

See Note 1

Section 13  
Section 24

Building

POB