

## DESCRIPTION OF SURVEY FOR EBER OPDYKE

JOB#1894-2

Situating in the State of Ohio, County of Muskingum, Township of Perry:

Being part of Fractional Section 15, and Quarter Township 3, Township 1, Range 6, of the US Military District, further **being part of** the Eber E. Opdyke and Patricia Ann Opdyke property property recorded in Deed Book Volume Deed Book Volume 521, Page 12 and part of Deed Book Volume 864, Page 27, of said county's deed records, further being part of Muskingum County **Auditor's Parcel Numbers 51-30-15-12-000 and 51-31-02-53-000**, and more particularly described as follows;

Commencing at the unmarked Southern corner of the East and West Halves of Fractional Section Section 15, being in the roadbed of Sonora Road, from which an axle (found) on the common line for said Fractional Section 15 and Quarter Township 3 bears for reference South 87 degrees 21 minutes 45 seconds East 32.00 feet;

**TIE-1 THENCE N 02 degrees 38 minutes 15 seconds East 154.41 feet** along the common line for said East and West Halves of Fraction Section 15 and within the said roadbed to the Northeast corner of the James E Retherford and Stacie L Retherford property recorded in Deed Book Volume 1110, Page 166 and Deed Book Volume 1142, Page 801, also the place of beginning for the property herein intended to be described;

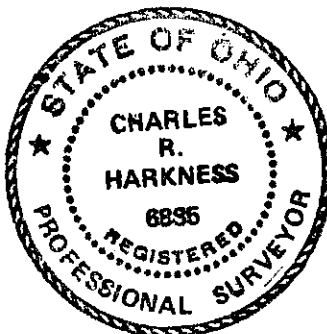
- #1- THENCE North 89 degrees 38 minutes 30 seconds West 81.48 feet** leaving said roadbed, into the West Half of Fractional Section 15, and along the common line for said Opdyke and Retherford properties an iron pin (set), passing an iron pin (set) at 41.59 feet;
- #2- THENCE South 78 degrees 01 minutes 45 seconds West 28.15 feet** continuing along said properties to an iron pipe (found);
- #3- THENCE South 25 degrees 11 minutes 15 seconds West 23.49 feet** continuing along said properties to an unmarked point in the creek bed of Little Salt Fork;
- #4- THENCE South 27 degrees 47 minutes 25 seconds West 65.76 feet** continuing along said properties to an iron pipe (found);
- #5- THENCE North 88 degrees 05 minutes 55 seconds West 44.83 feet** continuing along said properties to the unmarked Northeast corner of the Maelene S. Fox property recorded in Official Record Volume 1943, Page 508, from which and iron pipe (found) at a common corner for said Retherford and Fox properties for reference bears South 02 degrees 17 minutes 00 seconds West 54.37 feet;
- #6- THENCE North 55 degrees 38 minutes 20 seconds West 74.95 feet** along said Opdyke and Fox properties to an iron pin (found);
- #7- THENCE North 84 degrees 15 minutes 25 seconds West 17.06 feet** continuing along said Opdyke and Fox properties to an unmarked point, passing an iron pipe (found) at 15.00 feet, also an iron pipe (found) for reference bears North 84 degrees 15 minutes 25 seconds West 7.94 feet;
- #8- THENCE North 04 degrees 45 minutes 55 seconds East 30.00 feet** continuing along said Opdyke and Fox properties to an unmarked point in the centerline of said creek, passing an iron pin (found) at 5.68 feet;
- #9- THENCE South 57 degrees 08 minutes 45 seconds West 41.08 feet** continuing along said Opdyke and Fox properties and creek to an unmarked point;
- #10- THENCE South 31 degrees 54 minutes 00 seconds West 42.68 feet** continuing along said Opdyke and Fox properties and creek to an unmarked point;
- #11- THENCE South 77 degrees 52 minutes 05 seconds West 45.84 feet** continuing along said Opdyke and Fox properties and creek to an unmarked point;
- #12- THENCE South 24 degrees 48 minutes 00 seconds West 78.42 feet** continuing along said Opdyke and Fox properties and creek, also along the Jessica Rice property recorded in Official Record Volume 1994, Page 209, crossing into said Quarter Township 3, to an unmarked point;

- #13- **THENCE South 69 degrees 15 minutes 40 seconds West 89.69 feet** along said Opdyke and Rice properties and creek to a corner of the Ronald Rice and Karen Rice property recorded in Deed Book Volume 803, Page 202, Official Record Volume 1598, Page 272, and Official Record Volume 1600, Page 251, from which an iron pin (found) on the common line for said Rice properties bears for reference South 14 degrees 35 minutes 35 seconds East 32.34 feet;
- #14- **THENCE South 54 degrees 12 minutes 30 seconds West 47.29 feet** along said Opdyke and Ronald & Karen Rice properties and creek to an unmarked point;
- #15- **THENCE North 76 degrees 11 minutes 45 seconds West 89.61 feet** continuing along said Opdyke and Rice properties and creek to an unmarked point;
- #16- **THENCE South 67 degrees 35 minutes 10 seconds West 37.99 feet** continuing along said Opdyke and Rice properties and creek to an unmarked point;
- #17- **THENCE South 28 degrees 58 minutes 35 seconds West 60.95 feet** continuing along said Opdyke and Rice properties and creek to an unmarked point;
- #18- **THENCE South 72 degrees 37 minutes 45 seconds West 39.07 feet** continuing along said Opdyke and Rice properties and creek to an unmarked corner of the Nathan J. Harlan and Jennifer Swain property recorded in Official Record Volume 1956, Page 694, from which an iron pin (found) on the common line for said Ronald and Karen Rice and Harlan properties bears for reference South 03 degrees 23 minutes 20 seconds West 20.02 feet;
- #19- **THENCE South 86 degrees 37 minutes 25 seconds West 83.64 feet** along said Opdyke and Harlan/Swain properties, and creek, from which an iron pin (found) bears South 00 degrees 40 minutes 40 seconds West 23.04 feet;
- #20- **THENCE North 00 degrees 38 minutes 15 seconds East 734.34 feet** leaving said creek and through said Opdyke property, to an iron pin (set), passing an iron pin (set) at 25.00 feet and crossing into said West Half of Fractional Section 15;
- #21- **THENCE South 87 degrees 54 minutes 35 seconds East 812.64 feet** continuing through said Opdyke property, to an unmarked point on the common line for the East and West Halves of Fractional Section 15, being in the roadbed of said Sonora Road, passing an iron pin (set) at 787.84 feet;
- #22- **THENCE South 02 degrees 38 minutes 15 seconds West 433.99 feet** along said Mid Section line and within said roadbed to the place of beginning, containing 10.58 acres from Muskingum County Auditor's Parcel Number 51-30-15-12-000 and 0.04 acres from Muskingum County Auditor's Parcel Number 51-31-02-53-000 for a **total of 10.62 acres**, of which 0.20 acres are within the right of way for Sonora 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 21, 2011 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.

Charles R. Harkness #6885



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

4/4/11

Date

Fee Paid

**DESCRIPTION**  
**APPROVED**

By: *[Signature]*

