

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

Being part of the Northeast Quarter, of the Southwest Quarter, Section 31, Township 12, Range 12, of the Congress Lands East of the Scioto River, further being all of the Marlene Kay Coen property recorded in Official Record Volume 2190, Page 490 of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 20-80-31-11-000, and more particularly described as follows;

Beginning at an iron pin (found) at the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 31, further being within the roadbed of Brewer Lane;

- #1- THENCE North 02 degrees 31 minutes 09 seconds East 249.05 feet leaving said roadbed and along the common line for said Northeast Quarter of the Southwest Quarter and for the West Half of the Southwest Quarter of said Section 31 to an iron pin (set) at a common corner for said Coen property, and for a second Marlene Kay Coen property recorded in Deed Book Volume 1035, Page 350, from which an iron pin (found) in concrete bears for reference North 86 degrees 44 minutes 04 seconds West 5.00 feet;
- #2- THENCE South 86 degrees 44 minutes 04 seconds East 181.88 feet into said Quarter Quarter Section, and along said Coen properties to an iron pin (found) in concrete;
- #3- THENCE South 01 degrees 40 minutes 20 seconds East 248.04 feet continuing along said Coen properties to an unmarked point on the common line for the Northeast and Southeast Quarters of the Southwest Quarter of said Section 31, being in the roadbed of Brewer Lane, passing an iron pin (found) at 235.37 feet;
- #4- THENCE North 87 degrees 16 minutes 47 seconds West 200.00 feet along said Quarter Quarter Section line and within said roadbed to the place of beginning, containing 1.09 acres, of which 0.07 acres are within the right of way of Brewer Lane.

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 October 30, 2013 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.

*Charles R. Harkness*  
**OFFICE COPY**  
 Charles R. Harkness, P.L.S. #6885  
**NOT RECORDABLE**

DESCRIPTION APPROVED  
*Charles R. Harkness*  
 10/30/13



DESCRIPTION OF SURVEY FOR MARLENE KAY COEN      JOB#2109-EASEMENT1

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

Being easement located in the Northeast Quarter, of the Southwest Quarter, Section 31, Township 12, Range 12, of the Congress Lands East of the Scioto River, further **being part** of the Marlene Kay Coen property recorded in **Deed Book Volume 1035, Page 350** of said county's deed records, further **being part** of Muskingum County **Auditor's Parcel Number 20-80-31-11-000**, and more particularly described as follows;

- Beginning at an iron pin (found) in concrete at the Northeast corner of the Marlene Kay Coen property recorded in Official Record Volume 2190, Page 490;
- #1- **THENCE South 86 degrees 44 minutes 04 seconds East 150.00 feet** into said Coen property recorded in Deed Book Volume 1035, Page 350 to an unmarked point;
  - #2- **THENCE South 03 degrees 15 minutes 56 seconds West 75.00 feet** continuing through said Coen property recorded in Deed Book Volume 1035, Page 350 to an unmarked point;
  - #3- **THENCE North 86 degrees 44 minutes 04 seconds West 143.52 feet** continuing through said Coen property recorded in Deed Book Volume 1035, Page 350 to an unmarked point on the common line for said Coen property recorded in Official Record Volume 2190, Page 490;
  - #4- **THENCE North 01 degrees 40 minutes 20 seconds West 75.28 feet** along said Coen properties to the place of beginning, **covering 0.25 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 October 30, 2013, and is intended to describe an easement and is not in accordance with Chapter 4733-37 of the Administrative Code.

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



DESCRIPTION OF SURVEY FOR MARLENE KAY COEN      JOB#2109-EASEMENT2

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

Being easement located in the Northeast Quarter, of the Southwest Quarter, Section 31, Township 12, Range 12, of the Congress Lands East of the Scioto River, further **being part** of the Marlene Kay Coen property recorded in **Deed Book Volume 1035, Page 350** of said county's deed records, further **being part** of Muskingum County **Auditor's Parcel Number 20-80-31-11-000**, the centerline of which is more particularly described as follows;

Commencing at an iron pin (set) at the Northwest corner of the Marlene Kay Coen property recorded in Official Record Volume 2190, Page 490;

**TIE-** **THENCE South 86 degrees 44 minutes 04 seconds East 60 feet** along the common line for said Coen properties to an apparent ground scar and place of beginning for the easement herein intended to be described;

**#1-** **THENCE North 29 degrees 05 minutes East 91 feet** into said Coen property recorded in Deed Book Volume 1035, Page 350, and along said ground scar to an unmarked point;

**#2-** **THENCE North 38 degrees 14 minutes East 190 feet** continuing through said Coen property recorded in Deed Book Volume 1035, Page 350 and along said ground scar to an unmarked point;

**#3-** **THENCE North 31 degrees 35 minutes East 137 feet** continuing through said Coen property recorded in Deed Book Volume 1035, Page 350 and along said ground scar to an unmarked point;

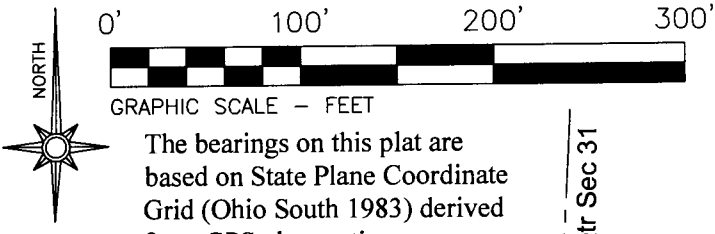
**#4-** **THENCE North 36 degrees 30 minutes East 227 feet** continuing through said Coen property recorded in Deed Book Volume 1035, Page 350 and along said ground scar to a riser pipe and termination point of said easement, said termination point located approximately 405 feet East and 793 feet North of the Quarter Quarter Section lines.

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 October 30, 2013, and is intended to describe an easement centerline and is not in accordance with Chapter 4733-37 of the Administrative Code.

**OFFICE COPY**  
*Charles R. Harkness*  
Charles R. Harkness P.L.S. #6885  
**NOT RECORDABLE**





**LEGEND**

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

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

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

Being part of the Northeast Quarter, of the Southwest Quarter, Section 31, Township 12, Range 12, of the Congress Lands East of the Scioto River, further being all of the Marlene Kay Coen property recorded in **Official Record Volume 2190, Page 490** of said county's deed records, further being all of Muskingum County Auditor's **Parcel Number 20-80-31-11-000**:

**SURVEYOR'S NOTES AND REFERENCES:**

Muskingum County Tax Maps and Orthophotos of the area.  
 Previous survey completed by Charles R Harkness (Job #1628 of the same property dated 8/23/2007).  
**Note #1-** Approximate water line location verified by owner M R Coen.  
**Note #2-** Approximate sewer system as shown on Muskingum County Health Department sketch.

Wayne S Work Jr. ET AL  
 OR Vol. 1901, Page 198.

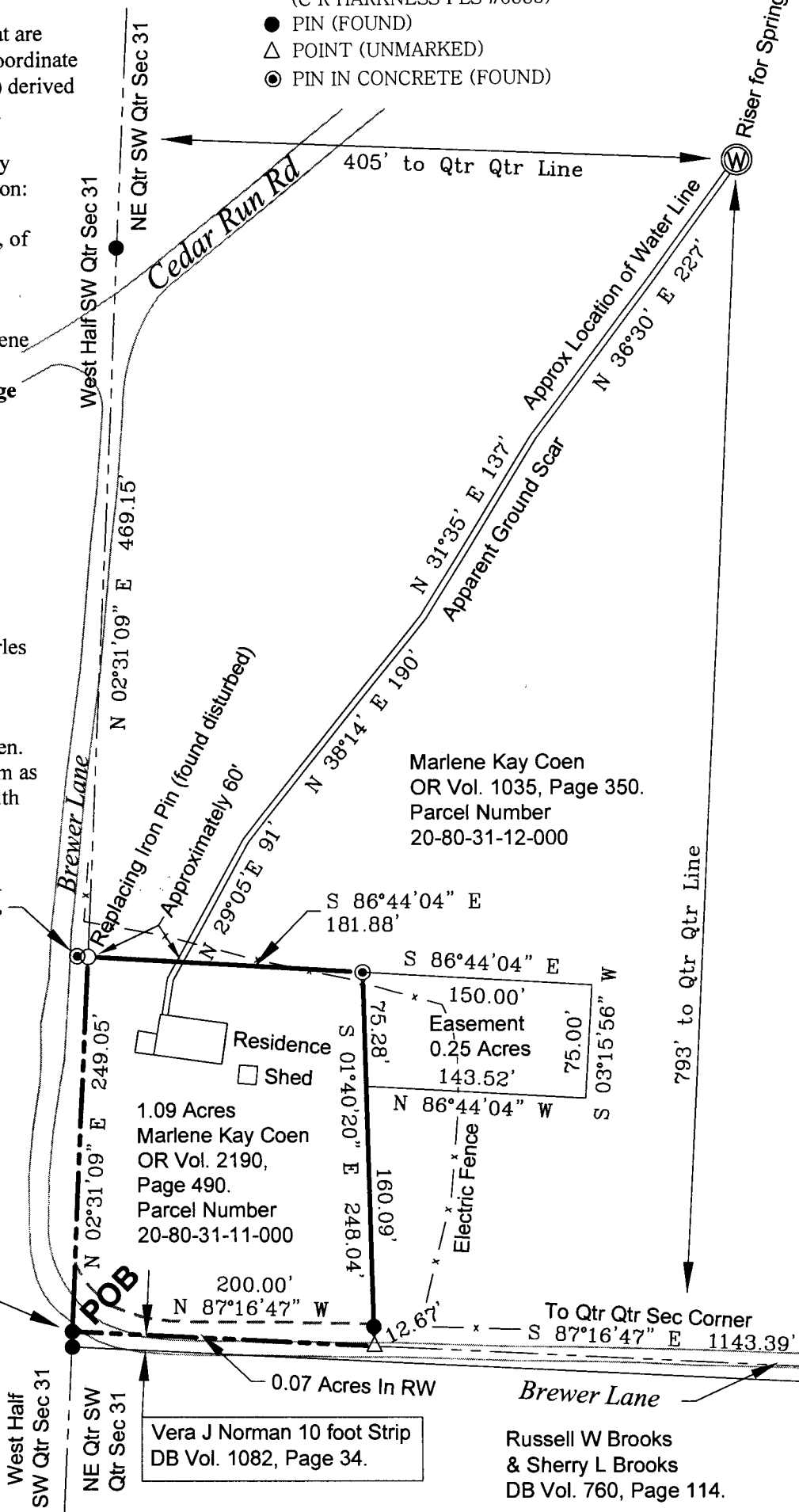
SW Cor NE Qtr  
 SW Qtr Sec 31

Marlene Kay Coen  
 OR Vol. 1035, Page 350.  
 Parcel Number  
 20-80-31-12-000

1.09 Acres  
 Marlene Kay Coen  
 OR Vol. 2190,  
 Page 490.  
 Parcel Number  
 20-80-31-11-000

Vera J Norman 10 foot Strip  
 DB Vol. 1082, Page 34.

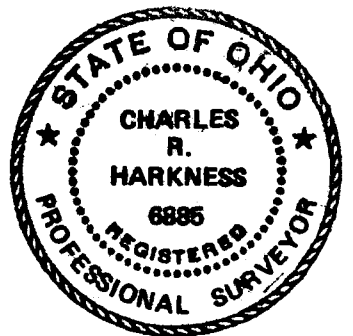
Russell W Brooks  
 & Sherry L Brooks  
 DB Vol. 760, Page 114.




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**

DESCRIPTION APPROVED  
 By: [Signature] 11/15/2013



SURVEY FOR: <b>Marlene Kay Coen</b>		 <b>HARKNESS SURVEYING &amp; MAPPING, INC.</b> 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 10/30/13	DRAWN: 10/31/13	JOB NUMBER Job#2109	DRAWING / SHEET # Plat #01