

APPROVED FOR CLOSURE

ASB 1-14-2005

EXEMPT FROM
PLANNING COMMISSION

ASB 1-14-2005
JOB#1402

DESCRIPTION OF SURVEY FOR DENNIS LEE COEN

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

Being part of the Southwest Quarter, of Section #30, Township #12, Range #12, of the Congress Lands East of the Scioto River, **being a corrective survey** of the Dennis Lee Coen property recorded in Deed Book Volume 738, Page 20 and Official Record Volume 1529, Page 620 of said county's deed records, further being known as Muskingum County Auditor's Parcel Number 20-80-30-13-000, and more particularly described as follows;

Commencing at a bolt (found) on the West line of Section #31 of said Township and Range also being the common corner for Sections #11 & #14 of Township #12, Range #13, of said Congress Lands; **THENCE North 03 degrees 36 minutes 20 seconds East 63.23 feet** along the common line for said Ranges #12 & #13 and for Sections #11 & #31 to the unmarked centerline of Union Hill Road (Township Road #137); **THENCE along a curve to the left having, a chord bearing North 81 degrees 37 minutes 40 seconds East 135.58 feet**, a radius of 640.35 feet, and arc length of 135.83 feet, crossing Section #31 and along said road to an unmarked point in the Southwest Quarter of said Section #30; **THENCE along a non-tangent curve to the left having, a chord bearing North 64 degrees 16 minutes 40 seconds East 155.62 feet**, a radius of 375.88 feet, and arc length of 156.76 feet, continuing along said road to the unmarked place of beginning for the property herein intended to be described;

- #1- **THENCE along a non-tangent curve to the left having, a chord bearing North 29 degrees 59 minutes 40 seconds East 152.92 feet**, a radius of 220.82 feet, and arc length of 156.15 feet, continuing along said road and J & M Bartgis property recorded in Deed Book Volume 1156, Page 988, to an unmarked point;
- #2- **THENCE North 09 degrees 44 minutes 10 seconds East 292.27 feet** continuing along said road and Bartgis property to the Southwest corner of the F & M Derwacter property recorded in Deed Book Volume 528, Page 823;
- #3- **THENCE South 68 degrees 07 minutes 55 seconds East 309.63 feet** leaving said road and along said Derwacter property and the L Work property recorded in Official Record Volume 1786, Page 308 to an iron pin (set), passing an iron pin (set) at 18.86 feet;
- #4- **THENCE South 20 degrees 03 minutes 00 seconds East 280.86 feet** along said Work property to an iron pin (set);
- #5- **THENCE South 79 degrees 29 minutes 50 seconds West 487.22 feet** through said H & A Coen property recorded in Deed Book Volume 577, Page 898 to an iron pin (set), passing an iron pin (set) at 183.44 feet;
- #6- **THENCE North 32 degrees 40 minutes 10 seconds West 56.40 feet** continuing through said H & A Coen Deed to the place of beginning, passing an iron pin (set) at 33.14 feet, **containing 3.22 acres**, of which 0.21 acres are within the right of way for said Union Hill Road (Township Road #137).

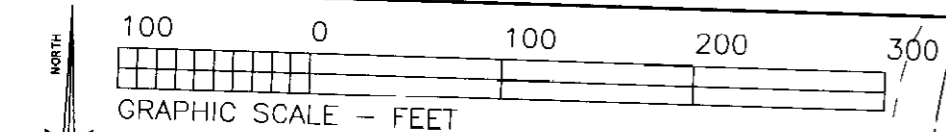
The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on January 11, 2005, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for CORRECTIVE DEED PURPOSES ONLY and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

**OFFICE COPY
NOT RECORDABLE**
Charles R. Harkness
Charles R. Harkness PLS #6885



9930 Union Hill Rd



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



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 CORRECTIVE DEED PURPOSES ONLY and does not intend to describe all or any easements of record, nor encroachments, unless otherwise indicated.

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Charles R. Harkness PLS #6885

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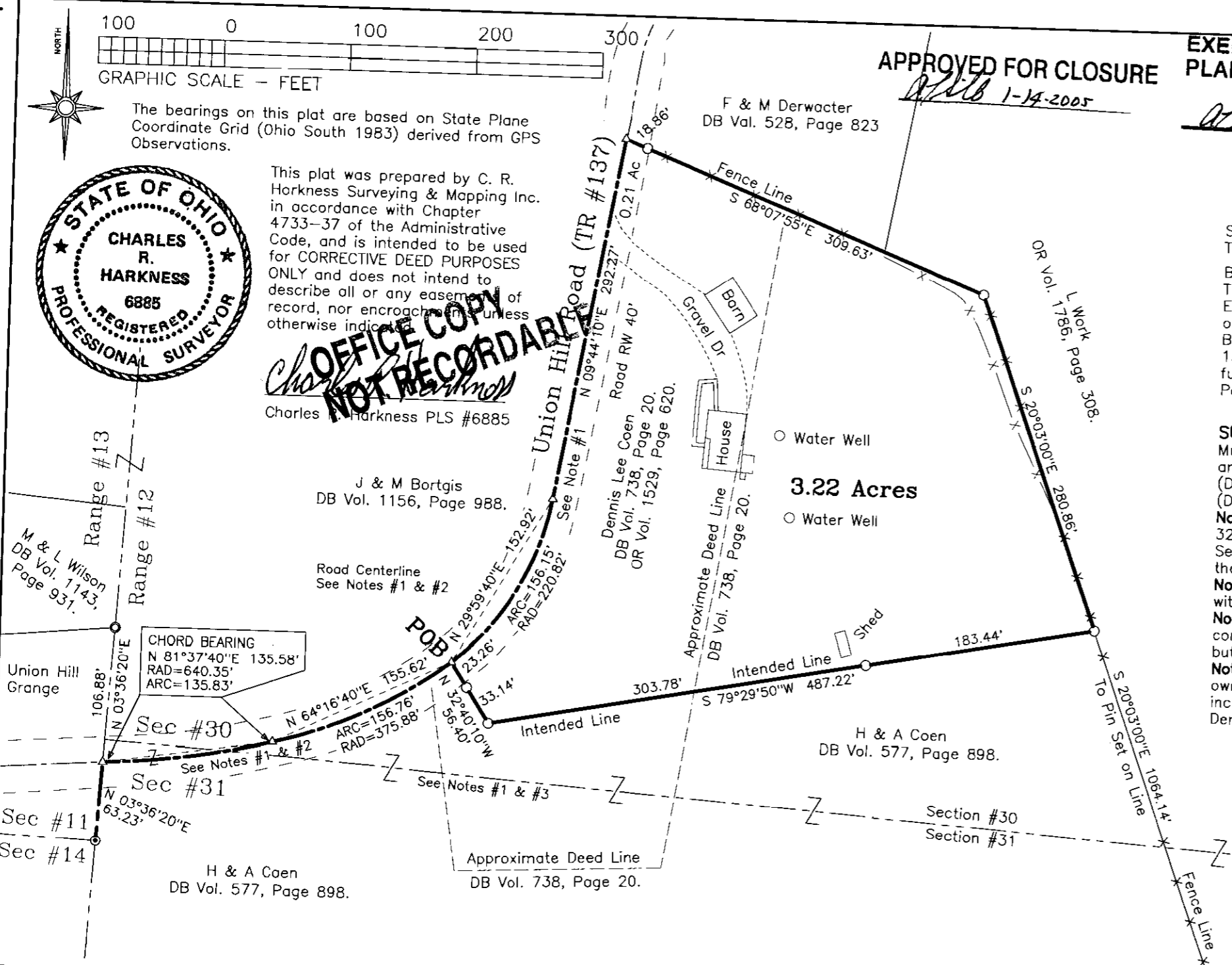
LEGEND

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

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SURVEYOR'S NOTES & REFERENCES:
Muskingum Co. Tax Maps and Orthophotos of the area. 3-D TopoQuads by DeLorme (Ohio). (DB 178-141), (DB 62-532), (DB 137-325), (DB 61-543), (DB 112-541)
Note #1- Title lines created in DB Vol. 137, Page 325 identified the Township Road and line between Sections #30 & #31, being the same line of title for the Bartgis and Coen properties shown.
Note #2- Road centerline curves are not tangent with each other.
Note #3- Section line extended from the common corner for Sections #30 & #31 was not surveyed but is shown for graphical purposes only.
Note #4- Intended lines are as indicated by the owners of both Coen properties. The 3.22 acre parcel includes all utilities and improvements used by the Dennis Coen property.

3.22 Acres



SURVEY FOR:	
DENNIS LEE COEN	
9930 UNION HILL ROAD, BLUE ROCK, OHIO 43720	
SURVEY DATE: 1/11/2004	DRAWN DATE: 1/11/2004
SEC: #30 TWP: #12 R: #12 TWP: Harrison CO: Muskingum STATE: Ohio	
CHARLES R. HARKNESS SURVEYING & MAPPING, INC.	
768 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE (740) 454-6367	
JOB NUMBER	DRAWING / SHEET NUMBER
JOB #1402	PLAT #01