

20-80-31-07-000

DESCRIPTION OF SURVEY FOR HARLEY V COEN

JOB#2575-2

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

Being part of the Northwest Quarter of Section 31, Township 12, Range 12, of the Congress Lands East of the Scioto River, further **being part of** the Harley V Coen property recorded in **Official Record Volume 2864, Page 36**, of said county's deed records, further **being part of** Muskingum County **Auditor's Parcel Number 20-80-31-07-000**, and more particularly described as follows;

Beginning at an iron pin (found) on the South line of the Northwest Quarter of Section 31, at the common corner for the West and East Halves of the Southwest Quarter of Section 31, further being a common corner for said Harley V Coen property and for the Sean Coen property recorded in Official Record Volume 2538, Page 554 and the Wayne S Work Jr. And Michell R Work property recorded in Official Record Volume 1901, Page 198;

- #1- **THENCE North 87 degrees 12 minutes 02 seconds West 843.52 feet** along said Quarter Section line and common line for said Harley V Coen and Work properties to an iron pin (set);
- #2- **THENCE North 13 degrees 05 minutes 39 seconds East 616.16 feet** into the Northwest Quarter of Section 31 and through said Harley V Coen property to an iron pin (set);
- #3- **THENCE North 02 degrees 28 minutes 37 seconds West 977.23 feet** continuing through said property to an iron pin (set);
- #4- **THENCE North 70 degrees 56 minutes 31 seconds East 694.03 feet** continuing through said property to an iron pin (set) at a corner for the Linda Sue Work property recorded in Official Record Volume 1786, Page 308;
- #5- **THENCE North 86 degrees 18 minutes 23 seconds East 865.20 feet** along a common line for said Harley V Coen and Linda Sue Work properties also along the Wesley C Van Meter property recorded in Deed Book Volume 1006, Page 25 to an iron pin (found) at a common corner for said Harley V Coen, Van Meter, and Sean Coen properties;
- #6- **THENCE South 02 degrees 36 minutes 15 seconds West 1287.22 feet** along a common line for said Harley V Coen and Sean Coen properties to an iron pin (found);
- #7- **THENCE North 87 degrees 22 minutes 49 seconds West 688.23 feet** continuing along said properties to an iron pin (found);
- #8- **THENCE South 02 degrees 30 minutes 19 seconds West 646.19 feet** continuing along said properties to the place of beginning, **containing 50.94 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 July 12, 2019 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.



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NOT RECORDABLE

Charles R. Harkness PLS #6885

**DESCRIPTION
APPROVED**

By: 

8/21/19