

23-20-04-06-000

DESCRIPTION OF SURVEY FOR RONALD TIMMS

JOB#2618

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

Being part of the Northwest Quarter, Section 4, Township 2, Range 5 of the US Military District, **being all of** the Robert N Brown property recorded in **Deed Book Volume 854, Page 339**, of said county's deed records, further **being all of** Muskingum County Auditor's **Parcel Number 23-20-04-06-000**, and more particularly described as follows;

Commencing at an iron pin (found capped 6571) at the center of Section 4, further being within the road right of way for Highland Grange Road, South of the road centerline approximately 11.5 feet;

- TIE-1 THENCE North 87 degrees 54 minutes 16 seconds West 523.63 feet** along the common line for said Northwest and Southwest Quarters of Section 4 and within said right of way to an unmarked place of beginning for the property herein intended to be described, further being a common corner for said Brown property and for the Dale Robert Woods and Lynn Woods property recorded in Official Record Volume 2175, Page 702;
- #1- THENCE North 87 degrees 54 minutes 16 seconds West 197.81 feet** continuing along said Quarter Section line and common line for said Brown property and the Robert N Brown and Eleanor B Wolf property recorded in Deed Book Volume 1126, Page 590 to an iron pin (found capped 6571) at a common corner for said Brown and Woods properties, crossing the current centerline of said road at approximately 46 feet;
- #2- THENCE North 02 degrees 30 minutes 49 seconds East 117.88 feet** leaving said road right of way, into the Northwest Quarter of Section 4, and along a common line for said Brown and Woods properties to an iron pin (found capped 6571);
- #3- THENCE South 87 degrees 49 minutes 32 seconds East 198.00 feet** continuing along said properties to an iron pin (found disturbed);
- #4- THENCE South 02 degrees 36 minutes 18 seconds West 117.61 feet** continuing along said properties to the place of beginning, **containing 0.53 acres** of which 0.07 acres are within the right of way of Highland Grange Road.

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

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on June 12, 2020 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
Charles R. Harkness
NOT RECORDABLE

Charles R. Harkness PLS #6885

**DESCRIPTION
APPROVED**

By: *flcghwro*