

DESCRIPTION OF SURVEY FOR RUSSELL HARNEY

JOB#2926RR-2

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek:

Being part of the Southwest Quarter, Section 27, Township 11, Range 13, of the Congress Lands East of the Scioto River, further being part of the Goss Realty Corporation property recorded in Deed Book Volume 707, Page 117 of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 08-36-06-18-000, and more particularly described as follows;

Commencing at the unmarked common corner for Sections 26 and 27 of Brush Creek Township and of said Township and Range, from which an axle (found) for reference bearing North 89 degrees 56 minutes 20 seconds West 8.23 feet reported to be the common corner for Sections 5 and 6 of Brush Creek Township, Township 10 Range 13 of said Congress Lands;

- TIE-1** THENCE South 86 degrees 57 minutes 37 seconds East 233.98 feet along the common line for said Sections and for the Cannelville Recreation, Inc. Property recorded in Deed Book Volume 650, Page 49 located in Section 27 and the Donald J Parmiter and Lynne H Parmiter property recorded in Deed Book Volume 702, Page 123 located in Section 5 to a cotton gin spike (set) in the center of Goosecreek Road (Township Road 134);
- TIE-2** THENCE North 28 degrees 06 minutes 58 seconds East 66.55 feet along the chord of a curve to the right having, a radius of 100.00 feet, and arc length of 67.84 feet into Section 27, along said road and common line for said Goss Realty Corporation and Cannelville Recreation, Inc. properties to an unmarked point;
- TIE-3** THENCE North 42 degrees 15 minutes 37 seconds East 159.71 feet along the chord of a curve to the left having, a radius of 866.00 feet, and arc length of 159.94 feet continuing along said road and properties to an unmarked point;
- TIE-4** THENCE North 38 degrees 58 minutes 10 seconds East 135.55 feet along the chord of a curve to the right having, a radius of 1942.00 feet, and arc length of 135.58 feet continuing along said road and properties to an unmarked point;
- TIE-5** THENCE North 40 degrees 58 minutes 10 seconds East 201.02 feet continuing along said road and properties to a cotton gin spike (set) on the North line of an abandoned railroad;
- TIE-6** THENCE North 70 degrees 28 minutes 19 seconds East 202.54 feet along said abandoned railroad and Goss property to a survey nail (set) at the place of beginning for the property herein intended to be described;
- #1-** THENCE North 70 degrees 28 minutes 19 seconds East 401.85 feet continuing along said abandoned railroad and Goss property to a cotton gin spike (set);
- #2-** THENCE North 63 degrees 27 minutes 46 seconds East 225.78 feet along the chord of a curve to the left having, a radius of 925.14 feet, and arc length of 226.34 feet continuing along said abandoned railroad and Goss property to an iron pin (set);
- #3-** THENCE South 18 degrees 14 minutes 05 seconds East 62.06 feet crossing said abandoned railroad and Goss property to an iron pin (found capped 6885 Harkness) at the Northeast corner of the Russell Harney property recorded in Official Record Volume 3265, Page 702, passing an iron pin (found 5/8 inch rebar) at 53.88 feet;
- #4-** THENCE South 63 degrees 56 minutes 22 seconds West 224.15 feet along the chord of a curve to the right having, a radius of 985.13 feet, and arc length of 224.64 feet and common line for said abandoned railroad, Goss and Harney properties to an iron pin (found capped 6885 Harkness);
- #5-** THENCE South 70 degrees 28 minutes 18 seconds West 392.04 feet continuing along said railroad and properties to an iron pin (found capped 6885 Harkness);
- #6-** THENCE North 28 degrees 48 minutes 30 seconds West 60.79 feet crossing said railroad and Goss property to the place of beginning, containing 0.857 acres.

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined with adjacent Auditor's Parcel Number 08-36-06-16-001.

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. See Plat for META Data. Iron pins (set) are 5/8" rebar 30 inches long with identification cap C R Harkness PS 6885.

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on May 28, 2025 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
NOT RECORDABLE
Charles R. Harkness PS #6885

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



Page 1 of 1

DESCRIPTION

APPROVED

By: D.M. Barnhard

6-12-2025

DATE

0 60 120 180

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

LEGEND

- PIN (SET) 5/8" REBAR 30" LONG
- CAPPED (C.R. HARKNESS PS #6885)
- PIN FOUND CAPPED 6885 HARKNESS
- PIN FOUND 5/8" REBAR UNLESS NOTED
- POINT UNMARKED
- PIN FOUND CAPPED 5410 DANIELS
- COTTON GIN SPIKE SET
- SURVEY NAIL SET
- AXLE FOUND
- LANDHOOK



Situated in the State of Ohio, County of Muskingum, Township of Brush Creek:

SURVEY 1

Being part of the Southwest Quarter, Section 27, Township 11, Range 13, of the Congress Lands East of the Scioto River, further being part of the Goss Realty Corporation property recorded in Deed Book Volume 707, Page 117 of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 08-36-06-17-000;

SURVEY 2

Being part of the Southwest Quarter, Section 27, Township 11, Range 13, of the Congress Lands East of the Scioto River, further being part of the Goss Realty Corporation property recorded in Deed Book Volume 707, Page 117 of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 08-36-06-18-000;

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and OGRIP Orthophotos of the area.
REF-1 Walnut Hill Coal Mining Company (Walnut Hill Coal Company) Parcels DB Vol. 138, Page 41 and DB Vol. 154, Page 100, and Leroy Starcher OR Vol. 1141, Page 277 parcels overlap.
Note #1- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID18, GRS1980, Grid to Ground Scale Factor for surveyed portion of Section 27 - 1.00006670463425.
Note #2- Area possibly shown as railroad property on New York Central Railroad Company Val Map 305 15h and included in a deed to Goss Realty Corporation Deed Book Volume 707, Page 117.
Note #3- Daniels Survey Lines of the Ayers property were held from Section line to main track.
Note #4- No right of way width was applied to Railroad Street located outside of the Platted area in Webster's Second Addition to Cannelville.
Note #5- Survey 1 Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined with adjacent Auditor's Parcel Number 08-36-06-16-000.
Note #6- Survey 2 Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined with adjacent Auditor's Parcel Number 08-36-06-16-001.

Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.

DATE

6/11/25

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

SURVEY FOR:
**Kenneth Ayers
& Angela Ayers**



HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122



This plat was prepared by Charles R. Harkness, Registered Professional Surveyor, No. 6885, in accordance with Chapter 133 of the Administrative Code, and is subject to the legal transfer of the parcel surveyed and does not show any apparent easements or encroachments of record, unless otherwise indicated.

Charles R. Harkness PS #6885

SURVEYED: 5/28/25

DRAWN: 5/30/25

Job#2926

Drawing Sheet
Plat #02

**OFFICE COPY
NOT RECORDABLE**

**DESCRIPTION
APPROVED**

By: *D.M. Bernhard*
6-12-2025

TIE AND ROAD CALLS					
CALL	BEARING	CHORD LEN	CHORD DIR	RADIUS	ARC LEN
TIE1	S 86°57'37" E	233.98			
1 TIE2	N 28°06'58" E	86.55	Right	100.00	87.84
2 TIE3	N 42°15'37" E	159.71	Left	866.00	159.94
3 TIE4	N 38°58'10" E	135.55	Right	1942.00	135.58
4 TIE5	N 40°50'10" E	201.02			
5 TIE6	N 70°28'19" E	202.54			