

DESCRIPTION OF SURVEY FOR LEROY P COX & RACHEL M COX

JOB#2819

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

Being part of the Southeast Quarter, Section 26, Township 11, Range 13, of the Congress Lands East of the Scioto River, further **being all of** the Leroy P Cox and Rachel M Cox property recorded in **Deed Book Volume 557, Page 661** of said county's deed records, further **being all of** Muskingum County Auditor's **Parcel Number 08-30-26-44-000**, and more particularly described as follows;

- #1- Beginning at an iron pin (found capped 6456 Claus) at the center of Section 26; **THENCE South 86 degrees 40 minutes 20 seconds East 875.88 feet** along the common line for the Northeast and Southeast Quarters of Section 26 and common line for said Cox property and for the Dan R Serrell and Aimee J Serrell property recorded in Official Record Volume 3144, Page 670 to an iron pin (found capped 6885 Harkness), at a common corner for said Serrell property and the remainder of the Leffler Kerith Farms, LLC property recorded in Official Record Volume 2487, Page 352, passing an iron pin (found capped 6885 Harkness) at 650.00 feet;
- #2- **THENCE South 86 degrees 40 minutes 20 seconds East 862.17 feet** continuing along said Quarter Section line and along said Cox and Leffler Kerith Farms, LLC properties to an iron pin (set) at a corner of the Donald D Helle property recorded in Official Record Volume 2407, Page 609;
- #3- **THENCE South 20 degrees 34 minutes 58 seconds East 1536.37 feet** into the Southeast Quarter of Section 26 and along a common line for said Cox and Helle properties to an iron pin (found capped 6885 Harkness);
- #4- **THENCE South 58 degrees 04 minutes 43 seconds East 310.26 feet** continuing along said properties to an iron pin (found capped 6885 Harkness) on the common line for Sections 26 and 27 of Brush Creek Township, and said Township and Range, passing an iron pin (found capped 6885 Harkness) at 257.28 feet;
- #5- **THENCE South 03 degrees 19 minutes 09 seconds West 209.61 feet** along said Section line and common line for said Cox property and for the Joshula Madinger and Audra Madinger and Margaret M Madinger property recorded in Official Record Volume 2790, Page 418 and Robert Scott Morrison and Michael Neal Morrison property recorded in Official Record Volume 2868, Page 786 to an iron pin (set) at the Northeast corner of Herdman's Addition to Cannelville recorded in Plat Book 2, Page 51, passing an iron pin (found capped 6885 Harkness) at 195.22 feet;
- #6- **THENCE North 86 degrees 29 minutes 39 seconds West 899.97 feet** into Section 26, and along the North line of Herdman's Addition and Brush Avenue to an iron pin (set) in the centerline of Bush Avenue Extended
- #7- **THENCE North 38 degrees 14 minutes 31 seconds West 65.78 feet** along said centerline and common line for said Cox property and for the Amy J Knicely property recorded in Official Record Volume 1554, Page 944 to an iron pin (found);
- #8- **THENCE North 53 degrees 32 minutes 26 seconds West 37.10 feet** continuing along said properties to an iron pin (found capped 5410 Daniels) on the Northern right of way of Brush Avenue Extended;
- #9- **THENCE North 41 degrees 29 minutes 47 seconds West 101.11 feet** continuing along said properties to an iron pin (set);
- #10- **THENCE North 40 degrees 28 minutes 33 seconds West 213.41 feet** continuing along said properties to an iron pin (found capped 5410 Daniels) at a corner of the Rachel Cox property recorded in Deed Book Volume 1068, Page 72;
- #11 **THENCE North 41 degrees 10 minutes 40 seconds West 240.88 feet** along said Cox properties to an iron pin (set) at a corner of the Billy M Thurston and Juanetti R Thurston property recorded in Official Record Volume 2120, Page 642;
- #12 **THENCE North 41 degrees 10 minutes 40 seconds West 1812.71 feet** along the common line for said Leroy P Cox/Rachel M Cox and Thurston properties to the place of beginning, **containing 52.19 acres**, of which 0.04 acres are within the right of way for Brush Avenue Extended.

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 pin (set) is 5/8" rebar 30 inches long with identification cap (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, 2023 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 RECORDED
Charles R. Harkness PLS #6885



DESCRIPTION

APPROVED

By: CR 7/19/23