



**Jason A. Bromley & Sara E. Bromley and Harley Vern Coen & Ellen R. Coen, Life Estate  
OR 2878-305**

**Part of Muskingum County Parcel No.: 20-80-31-07-001  
+/-22.070 Acres**

Situated in the State of Ohio, County of Muskingum, Harrison Township, Northwest Quarter of Section 31, T12, R12 Congress Lands East of the Scioto River and being part of the lands now owned by Jason A. Bromley & Sara E. Bromley and Harley Vern Coen & Ellen R. Coen, Life Estate as recorded in OR 2878-305 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at an iron pin found (bolt) at the northeast corner of Section 14, thence with the common line of said Sections 14 & 31, S 02°23'38" W a distance of 900.20 feet to an iron pin set, the principal place of beginning;

thence leaving said common line and going through said Bromley's land's the following two (2) courses:

1. S 86°42'03" E a distance of 468.90 feet to an iron pin set;
2. S 31°25'46" E a distance of 126.49 feet to an iron pin found (harkness) at the northwest corner of the lands now owned by Sean M. Coen & Jessica M. Coen (OR 2878-870);

thence with the common line of said Coen/Bromley's land's the following two (2) courses:

1. S 02°28'37" E a distance of 977.23 feet to an iron pin found (harkness);
2. S 13°05'38" W a distance of 616.16 feet to an iron pin found (harkness) on the north line of the lands now owned by Wayne S. Work, Jr. & Michelle R. Work (OR 1901-198);

thence with the north line of said Work's lands, N 87°11'54" W a distance of 507.84 feet to an iron pin found (5/8") on the west line of said Section 31;

thence with the west line of said Section 31, N 02°23'38" E a distance of 1688.02 feet to the place of beginning, passing iron pins found (5/8") at 496.19 feet & 892.61 feet and an iron pin found (1/2") at 1417.70 feet, 9.51 feet east of line, containing 22.070 acres more or less, subject to all legal highways and easements of record.

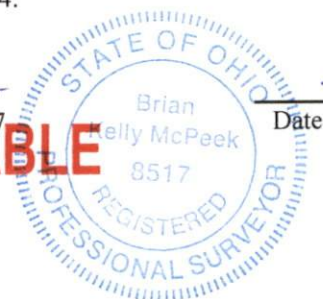
All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

*Not to be used as a separate building site or transferred as an independent parcel in the future without a planning commission approval in accordance with applicable subdivision regulations.*

The above described 22.070 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on July 19<sup>th</sup>, 2024.

**OFFICE COPY**  
**NOT RECORDABLE**



7/19/24  
Date

**DESCRIPTION**

**APPROVED**

By: D.M. Barnhard

7-31-2024