

DESCRIPTION OF SURVEY FOR JEFFERY M KOEHLER

JOB#2540

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

Being part of the Northwest Quarter, Section 5, Township 11, Range 13, of the Congress Lands East of the Scioto River, further **being part of** the Edward Cornett property recorded in **Official Record Volume 1772, Page 290** of said county's deed records, further **being part of** Muskingum County Auditor's Parcel Number **62-78-03-38-000**, and more particularly described as follows;

Commencing at a stone (found) at the common corner for Section 5, Township 11, Range 13 and Section 1 Township 15, Range 14, and Section 13, Township 16, Range, 14 and Section 15, Township 12, Range 13, all of said Congress Lands;

- TIE-1 THENCE South 02 degrees 53 minutes 22 seconds West 224.49 feet** along the common line for said Sections 5 and 1 to a unmarked corner on the South line of Grandview Street, passing an axle (found) on the North line of Grandview at 184.97 feet;
- TIE-2 THENCE South 84 degrees 32 minutes 20 seconds East 342.38 feet** along the South line of Grandview Street to an iron pin (found) at a common corner for said Cornett property and for the Jeffery M Koehler property recorded in Official Record Volume 2731, Page 417, passing an iron pin (found) at 227.38 feet;
- TIE-3 THENCE South 05 degrees 44 minutes 14 seconds West 100.00 feet** leaving said street and along said Cornett and Koehler properties to an iron pin (found) at the place of beginning for the property herein intended to be described;
- #1- THENCE South 05 degrees 44 minutes 14 seconds West 86.30 feet** crossing said Cornett property to an unmarked point on the North line of Halley Drive, passing an iron pin (set) at 79.89 feet;
- #2- THENCE North 77 degrees 55 minutes 07 seconds West 113.80 feet** along Halley Drive to an iron pin (found) at a common corner for said Cornett property and for the Jody M Dunn property recorded in Official Record Volume 2649, Page 602;
- #3- THENCE North 04 degrees 06 minutes 01 seconds East 71.72 feet** leaving said drive and along said Dunn and Cornett properties to an unmarked common corner of said Cornett, Dunn, and Koehler properties further being a corner of the Jody M Dunn property recorded in Official Record Volume 2483, Page 209, said corner within a rip-rap ditch, from which an iron pin (found) on the common line for said Koehler and Dunn properties bears for reference North 05 degrees 49 minutes 25 seconds East 2.00 feet;
- #4- THENCE South 85 degrees 16 minutes 29 seconds East 115.17 feet** along said Cornett and Koehler properties to the place of beginning, **containing 0.21 acres.**

This Parcel is 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 62-78-03-15-000.

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 December 11, 2018 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.

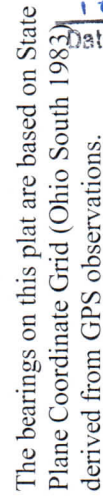


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NOT RECORDED
Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED
By:

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

12/21/18
Date Fee Paid



PIN (SET) 5/8" REBAR CAPPED
(C R HARKNESS PLS #6885)

☐ PIN (FOUND)

☐ POINT (UNMARKED)

☐ STONE (FOUND) UNMARKED

☒ AXLE (FOUND)

This plat was prepared by C.R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the parcel surveyed and does not show any apparent easements nor easements of record, unless otherwise indicated.

Charles R. Harkness PLS #6885

Jeffery M Koehler

SURVEYED: 12/11/18 DRAWN: 12/13/18

8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-012

JOB NUMBER Job#2540	DRAWING Plat #01
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