

**DESCRIPTION OF SURVEY FOR RICHARD C JANUSZ & SUSAN JANUSZ  
JOB#2498-3**

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

Being part of the Southeast and Southwest Quarters, Section 31, Township 12, Range 12, of the Congress Lands East of the Scioto River, **being part of the** the Anita J Brewer property recorded in **Official Record Volume 2711, Page 277** of said county's deed records, further **being all of** Muskingum County Auditor's **Parcel Number 20-80-31-15-000**, and more particularly described as follows;

Beginning at an iron pin (found) at the common corner for the Southeast and Southwest Quarters of said Section 31 further being on the line between Muskingum and Morgan Counties, and a common corner for said Brewer property and for the Russell W Brooks and Sherry L Brooks property recorded in Official Record Volume 2472, Page 838 (TOD Angela Carder Official Record Volume 2472, Page 840);

- #1- THENCE North 02 degrees 41 minutes 53 seconds East 1326.69 feet** along the common line for the said Southeast and Southwest Quarters of Section 31 and for said Brewer and Brooks properties to an iron pin (found);
- #2- THENCE North 87 degrees 16 minutes 51 seconds West 1343.49 feet** crossing the East Half of the Southwest Quarter of said Section 31 and continuing along said properties to an iron pin (found) on the common line for the East and West Halves of said Southwest Quarter of Section 31;
- #3- THENCE North 02 degrees 31 minutes 09 seconds East 10.00 feet** along said Mid Quarter line and common line for said Brewer property and for the Wayne S Work Jr. And Michell R Work (TOD James S Work and Mary Beth Work), recorded in Official Record Volume 1901, Page 198, (Life Estate Myrna Work) property recorded in Official Record Volume 1513, Page 304 to an iron pin (found) at a common corner for the North and South Halves of the East Half of the Southeast Quarter Section 31, further being a common corner for said Brewer property and for the Sheena Coen property recorded in 2538, Page 546 (TOD Marlene Kay Wilson Official Record Volume 2538, Page 551);
- #4- THENCE South 87 degrees 16 minutes 51 seconds East 1343.52 feet** along the common line for said Halves of the East Half of the Southwest Quarter of Section 31 and along said Brewer and Sheena Coen properties also along the Sean Coen property recorded in Official Record Volume 2538, Page 554 to an iron pin (found) on the common line for the Southeast and Southwest Quarters of Section 31;
- #5- THENCE North 02 degrees 41 minutes 53 seconds East 41.46 feet** along said Quarter Section line and continuing along said Brewer and Sean Coen property to an iron pin (found);
- #6- THENCE South 87 degrees 24 minutes 36 seconds East 1343.67 feet** continuing along said properties and crossing the West Half of the Southeast Quarter of Section 31 to an iron pin (found) on the common line for the West and East Halves of the Southeast Quarter of Section 31;
- #7- THENCE North 02 degrees 50 minutes 34 seconds East 1294.96 feet** along said Mid Quarter line and continuing along said properties to an iron pin (found) on the common line for the Southeast and Northeast Quarters of Section 31, further being a common corner for said Brewer and Sean Coen properties and for the Cedar Run, Inc. property recorded in Deed Book Volume 1075, Page 444;
- #8- THENCE South 87 degrees 24 minutes 08 seconds East 590.08 feet** along said Quarter Section line and common line for said Brewer and Cedar Run, Inc. properties to an iron pin (found) at a corner of the Durant Historical Village, Inc. property recorded in Official Record Volume 2804, Page 551;

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- #9- **THENCE South 03 degrees 01 minutes 39 seconds West 1381.19 feet** into the Southeast Quarter of Section 31 and along the common line for said Brewer and Durant Historical Village, Inc. properties to an iron pin (found) at a common corner for said properties and for the Richard C Janusz property recorded in Deed Book Volume 1115, Page 335;
- #10- **THENCE South 03 degrees 01 minutes 45 seconds West 1300.44 feet** along the common line for said Brewer and Janusz properties to an iron pin (found) on the South line of said Section 31, Harrison Township, Muskingum County and North line of Bloom Township, Morgan County, further being the common line for Townships 10 and 12 of said Congress Lands East of the Scioto River;
- #11- **THENCE North 87 degrees 09 minutes 19 seconds West 1921.55 feet** along said common line to the place of beginning, passing an iron pin (found) at 582.11 feet, **containing 78.90 acres** of which 1.50 acres are within the right of way for Brewer Lane (Township Road 243).

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 November 16, 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.



*Charles R. Harkness*  
**OFFICE COPY  
NOT RECORDABLE**  
Charles R. Harkness PLS #6885

DESCRIPTION  
APPROVED

By: *[Signature]* 11/16/2018





0 500 1000 1500

GRAPHIC SCALE - FEET

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

## LEGEND

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

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Being part of the Southeast and Southwest Quarters, Section 31, Township 12, Range 12, of the Congress Lands East of the Scioto River, **being part of** the Anita J Brewer property recorded in **Official Record Volume 2711, Page 277** of said county's deed records, further **being all of** Muskingum County Auditor's Parcel Number 20-80-31-15-000:

### SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Previous surveys completed by Charles R Harkness PLS #6885 in Sections 31 and 32 (Job #50 dated 7/9/85), (Job #111 dated 6/8/1986), (Job #168 dated 2/17/1987), (Job #1747 dated 4/11/2009), and (Job #2109 dated 10/30/2013).

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.

**OFFICE COPY**  
**NOT RECORDED**

Charles R. Harkness PLS #6885

Wayne S Work Jr. & (Michelle) R Work  
TOD James S Work & Mary Beth Work  
OR Vol. 1901, Page 198.  
Life Estate Myrna Work OR Vol. 1513, Page 304



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



SURVEYED: 11/16/18

DRAWN: 11/19/18

Job Number  
Job#2498

Drawing/Sheet  
Plat #03

Cedar Run Road

Sheena Coen  
OR Vol. 2538, Page 546.  
TOD Marlene Kay Wilson  
OR Vol 2538, Page 551.

North Half

Sean Coen  
OR Vol. 2538,  
Page 554.

Russell W Brooks  
& Sherry L Brooks  
OR Vol. 2472, Page 838.  
TOD Angela Carder  
OR Vol. 2472, Page 840.

Russell Brooks ET AL  
Morgan County  
OR Vol. 221, Page 928.

Sean Coen  
OR Vol. 2538, Page 554.

Sean Coen  
OR Vol. 2538,  
Page 554.

**78.90 Acres**

Anita J Brewer  
OR Vol. 2711, Page 277.  
Parcel Number 20-80-31-15-000

Muskingum County  
Harrison Twp

Morgan County  
Bloom Twp

DESCRIPTION

APPROVED

By: *Richard C Janusz*

Cedar Run, Inc.  
DB Vol. 1075, Page 444.

NE Qtr  
Sec 31

NW Qtr  
Sec 32

Durant Historical  
Village, Inc.  
OR Vol. 2804,  
Page 551.

Durant Historical  
Village, Inc.  
OR Vol. 2804, Page 551.

Richard C Janusz  
& Susan Janusz  
DB Vol. 1115,  
Page 335.

Kevin L Beckwith  
& Francisca  
COTA-Beckwith  
OR Vol. 1993, Page 436.

Township 12  
Township 10

Sec 31  
Sec 24

Range 13  
Range 12

Sec 32  
Sec 5

Twp 12  
Twp 11

Richard C Janusz  
& Susan Janusz  
Morgan County  
OR Vol. 20, Page 136.