

2.192 Ac.  
Part of Parcel 44-14-02-17-000  
Robert and Sharon Coen  
O.R. 1633, Pg. 62

Situated in the State of Ohio, County of Muskingum, Township of Muskingum:  
Being a part of Lot 2 of Plow Share Acres ( Plat Book 12, Page 62 ) in Farm Lot 7, Quarter Township 3,  
Township 2, Range 8 of the United States Military Lands and part of property owned by Robert and  
Sharon Coen in Official Record Book 1633, Page 490 of the Muskingum County Deed Records  
bounded and described as follows:

**Commencing** at a point in Welsh Road at the southwest corner of said Lot 2 of Plow Share Acres and  
on the west line of said farm Lot 7; thence **N 2°20'27"E** ( The base of bearings is State Plane Grid from  
a Solar Observation ) along said line and along said Welsh Road a distance of **103.65** feet to a point at  
the **True Place of Beginning**; thence continuing **N 2°20'27"E** along the west line of said Lot 2 and the  
west line of Farm Lot 7 a distance of **216.38** feet to a point; thence **S 87°58'26"E 25.00** feet to a  $\frac{3}{4}$   
inch pipe found on the east line of said Welsh Road; thence along said Welsh Road and the northerly  
line of said Lot 2 on a curve to the right having a radius of **126.88** feet ( the chord of which bears  
**N 52°46'23"E 195.64** feet ) an arc distance of **223.39** feet to a  $\frac{3}{4}$  inch iron pipe found; thence  
**S 76°47'06"E** along the south line of Welsh Road and The north line of Lot 2 a distance of **29.00** feet  
to a point on top of a culvert; thence **S 2°42'18"E** through the lands of the grantor herein and along  
the center of a small stream **22.71** feet to a point which bears **N 32°42'49"E 12.00** feet from an iron  
pin set; thence **S 30°32'38"E** along said stream **217.28** feet to a point which bears **N 68°31'44"E 8.00**  
feet from an iron pin set; thence **S 31°40'19"E** along said stream **154.81** feet to a point at the  
northeast corner of a 1.00 acre parcel owned by Robert and Edith Sellars ( O.R. 1739, Pg. 316 );  
thence **N 87°58'26"W** along the north line of said Sellars property **410.86** feet to the **True Place of**  
**Beginning** and passing through an iron pin found at **10.00** feet and through an iron pin found at  
**385.86** feet containing **2.192** acres.

Subject to all legal right of ways and easements on record.

Part of Auditors Parcel No. **44-14-02-17-000**.

Base of Bearings is State Plane Grid from a Solar Observation.

GPS used on Survey was NAD 83 Ohio South Zone from Muskingum Monument 16-107.

Iron pins set are 5/8"x 30" rebar capped Graves # 5792.

This description was written August 31, 2018 from a field survey by Richard Max Graves Registered  
Surveyor No. 5792

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

DESCRIPTION

APPROVED

By: *Richard Max Graves*



**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

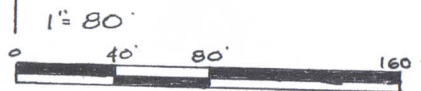
*9/11/18*  
Date

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BASE OF BEARINGS IS STATE PLANE  
GRID FROM A SOLAR OBSERVATION  
GPS USED ON SURVEY NAD 83, SOUTH  
ZONE FROM MUSK. MON NO. 16-107

- Ø 3/4" PIPE FOUND LP DINAN #5451
- IF. FD. GRAVES #5792
- Ø 5/8" X 30" REBAR SET GRAVES #5792



Reference List

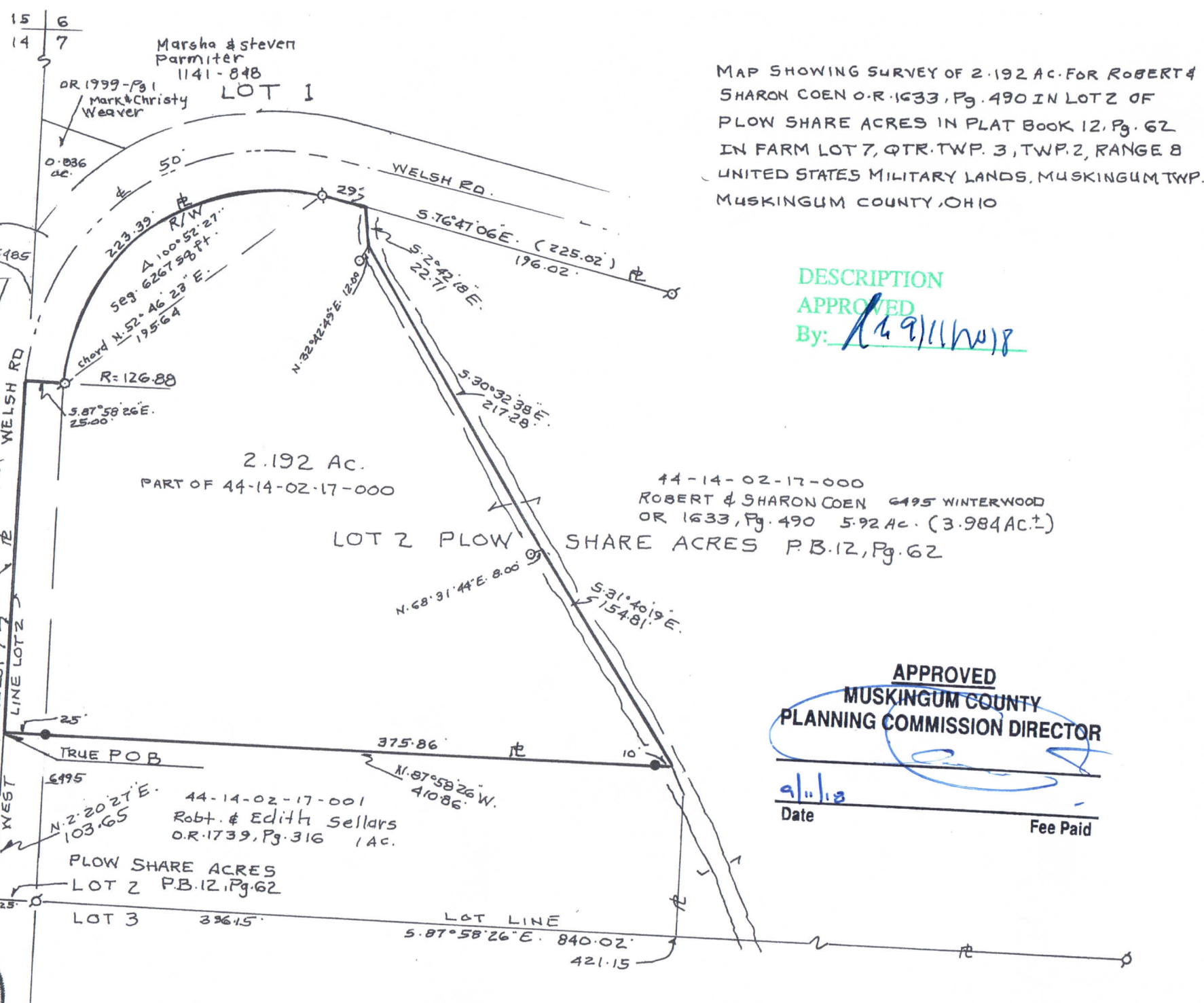
- OR 1633, Pg. 490
- P.B. 12, Pg. 62 - LP. DINAN #5451
- Survey by R.M. Graves #5792
- Survey by C.R. Harkness #6885
- Survey by J.G. Eppley #6410
- Auditors Aerial
- USGS. Dresden Qd.

Approved For Transfer  
On-Lot Sewage O.K.  
Date 9.19.18  
Math  
Zanesville-Muskingum Co.  
Health Department

RICHARD MAX GRAVES  
Registered Surveyor #5792  
2925 Kenia Woods Dr.  
Nashport, Ohio 43880  
Aug. 31 - 2018  
Phone 740 454 1029

OFFICE COPY  
NOT RECORDABLE

Richard Max Graves



MAP SHOWING SURVEY OF 2.192 AC. FOR ROBERT &  
SHARON COEN O.R. 1633, Pg. 490 IN LOT 2 OF  
PLOW SHARE ACRES IN PLAT BOOK 12, Pg. 62  
IN FARM LOT 7, QTR. TWP. 3, TWP. 2, RANGE 8  
UNITED STATES MILITARY LANDS, MUSKINGUM TWP.  
MUSKINGUM COUNTY, OHIO

DESCRIPTION  
APPROVED

By: 9/11/18

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PLANNING COMMISSION DIRECTOR

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