

DESCRIPTION OF SURVEY FOR JEFFERY M KOEHLER

JOB#2907

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 Jeffery M Koehler property recorded in Official Record Volume 3092, Page 939, of said county's deed records, further **being part of** Muskingum County Auditor's **Parcel Number 62-78-03-38-000**, of said county's deed records, and more particularly described as follows;

Commencing at a stone (found marked) 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 52 minutes 03 seconds West 224.46 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 184.94 feet;

TIE-2 THENCE South 84 degrees 31 minutes 20 seconds East 342.38 feet along the South line of Grandview Street to an iron pin (found capped 6885 Harkness) at a common corner for said Jeffery M Koehler property and for a second Jeffery M Koehler property recorded in Official Record Volume 2731, Page 417;

TIE-3 THENCE along a curve to the left, having a chord bearing South 85 degrees 11 minutes 10 seconds East 26.00 feet, a radius of 775.98 feet, and arc length of 26.00 feet, continuing along said Grandview Street, to an iron pin (found capped 6885 Harkness) at a common corner for said Jeffery M Koehler property and for the Mackenzie Fuller property recorded in Official Record Volume 3148, Page 387;

TIE-4 THENCE South 01 degrees 43 minutes 07 seconds West 85.17 feet leaving said right of way and along a common line for said Koehler and Fuller properties to an iron pin (found capped 6885 Harkness);

TIE-5 THENCE South 74 degrees 38 minutes 32 seconds East 10.00 feet continuing along said properties to an iron pin (set) at the place of beginning for the property herein intended to be described;

#1- THENCE South 74 degrees 38 minutes 32 seconds East 131.67 feet continuing along said properties to an iron pin (found capped 6885 Harkness) on a line of the Christopher Keith Best property recorded in Official Record Volume 2718, Page 812;

#2- THENCE South 06 degrees 19 minutes 08 seconds West 35.27 feet along said Koehler and Best properties to an iron pin (found) on a line of the Gary E Titko property recorded in Deed Book Volume 1061, Page 502;

#3- THENCE North 81 degrees 47 minutes 01 seconds West 69.12 feet along a common line for said Koehler and Titko properties to an iron pin (found capped 6885 Harkness);

#4- THENCE South 39 degrees 36 minutes 23 seconds West 69.15 feet continuing along said properties to an iron pin (found capped 6885 Harkness) on the North line of Halley Drive, from which an axle (found) at a corner of Lots 29 and 30 of Southern Hills #2 recorded in Plat Book 9, Page 22 bears for reference South 39 degrees 36 minutes 23 seconds West 40.00 feet;

#5- THENCE North 63 degrees 58 minutes 32 seconds West 19.11 feet along Halley Drive to an iron pin (found);

#6- THENCE North 77 degrees 55 minutes 07 seconds West 16.00 feet continuing along Halley Drive to an iron pin (set);

#7- THENCE North 12 degrees 20 minutes 49 seconds East 104.00 feet leaving Halley Drive and crossing said Koehler property to the place of beginning, containing **0.198 acres**.

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 62-78-03-37-000.

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 30 inches long with identification caps (C.R.Harkness PS 6885).

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed December 3, 2024 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 PLS #6885



DESCRIPTION
APPROVED

By: *[Signature]* 11/20/24

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APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
11/21/24
DATE