

62-68-02-08  
2505 PINKERTON RD

### Survey for B. Cooper

Being in Northeast Quarter of Section 3, Township 15 North, Range 14 West, in the Township of Springfield, County of Muskingum, State of Ohio, and bounded and described as follows:

Commencing at an axle found at the southeast corner of Lot 21 of Valley Dale Subdivision (Plat Book 9, Page 10), also being on the west line of the Northeast Quarter of Section 3;

thence along the west line of said quarter section North 02 degrees 45 minutes 04 seconds East 178.89 feet to an axle found;

thence continuing along the west line of said quarter section North 02 degrees 45 minutes 04 seconds East 877.90 feet to an iron pin found, the principal place of beginning for this parcel;

thence along the west line of said quarter section North 02 degrees 45 minutes 27 seconds East 513.68 feet to a point on the south line of C. Luby (DR 1043-62), also being the north line of said quarter section;

thence along the north line of said quarter section South 87 degrees 14 minutes 44 seconds East 40.00 feet to an iron pin set;

thence continuing along the north line of said quarter section South 87 degrees 14 minutes 44 seconds East 779.06 feet to an iron pin found, being the northwest corner of P. Vanwye (OR 1134-897);

thence leaving the north line of said quarter section and along the west line of P. Vanwye (OR 1134-897) South 02 degrees 54 minutes 44 seconds West 539.42 feet to an iron pipe found, being the southwest corner of P. Vanwye (OR 1134-897) and the northwest corner of J. James (DR 1020-519);

thence along the west line of J. James (DR 1020-519) South 02 degrees 17 minutes 32 seconds West 265.57 feet to an iron pipe found, being the southwest corner of J. James (DR 1020-519) and the northwest corner of D. Sheppard (OR 1138-227);

thence along the west line of D. Sheppard (OR 1138-227) South 02 degrees 45 minutes 33 seconds West 150.54 feet to a 2" iron pipe found, being the northernmost corner of N. Maxwell (OR 1161-605);

thence leaving the west line of D. Sheppard (OR 1138-227) and along the west line of N. Maxwell (OR 1161-605) South 31 degrees 19 minutes 24 seconds West 556.02 feet to an iron pin found, being a corner of K. Cooper (OR 1142-956);

thence leaving the west line of N. Maxwell (OR 1161-605) and along the northernmost line of K. Cooper (OR 1142-956) North 87 degrees 10 minutes 09 seconds West 348.54 feet to an iron pipe found disturbed on the east boundary of a 40' wide roadway easement, also the northwest corner of K. Cooper (OR 1142-956);

thence along the east line of said 40' wide roadway easement South 18 degrees 56 minutes 38 seconds West 176.40 feet to an iron pin found;

thence continuing South 18 degrees 56 minutes 38 seconds West 27.21 feet to a point in the centerline of Pinkerton Road (CR 125);

thence along the centerline of Pinkerton Road (CR 125) on a curve to the left having a radius of 386.17 feet a delta of 5 degrees 56 minutes 52 seconds a chord bearing and distance of North 67 degrees 52 minutes 57 seconds West 40.07 feet to a point;

thence leaving the centerline of Pinkerton Road (CR 125) North 18 degrees 56 minutes 38 seconds East 20.00 feet to an axle found disturbed on the west line of said 40' wide roadway easement;

thence along the west line of said 40' wide roadway easement and along the east line of C. and R. Balderson (OR 1126-927) North 18 degrees 56 minutes 38 seconds East 180.00 feet to an axle found on the northeast corner of C. and R. Balderson, also the southeast corner of G. and B. Handshy (DR 1019-92);

thence continuing along the west line of said 40' wide roadway easement and along the east line of G. and B. Handshy (DR 1019-92) North 08 degrees 32 minutes 25 seconds East 243.04 feet to an iron pipe found on the northeast corner G. and B. Handshy (DR 1019-92), also the southeast corner of S. Bauer (OR 1153-558);

thence continuing along the west line of said 40' wide roadway easement and along the east line of S. Bauer (OR 1153-558) North 08 degrees 32 minutes 25 seconds East 90.33 feet to an iron pin found;

thence continuing along the west line of said 40' wide roadway easement and along the east line of S. Bauer (OR 1153-558) North 02 degrees 44 minutes 42 seconds East 588.32 feet to an iron pin found on the northeast corner of S. Bauer (OR 1153-558);

thence leaving the west line of said 40' wide roadway easement and along the north line of S. Bauer North 87 degrees 16 minutes 39 seconds West 200.00 feet to an iron pin found, the principal place of beginning, containing 21.70 acres, more or less.

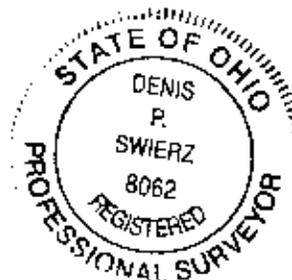
Subject to all legal right-of-ways, easements, restrictions, zoning regulations either written or implied and any pertinent facts disclosed from a full and accurate title search including easements and right-of-ways.

This legal description prepared on February 25, 2002 by Denis P. Swierz, Registered Surveyor No. 8062, and based on a field survey performed by DADECO Engineering.

All of Parcel No.: 62-62-68-02-08-000 ±21.70 acres

References:	DR 859-178	DR 1019-92	DR 1020-519
	DR 1043-62	OR 1126-927	OR 1134-897
	OR 1138-227	OR 1142-956	OR 1153-558
	OR 1161-605	OR 1562-442	Plat Book 9, Page 10

**OFFICE COPY  
NOT RECORDABLE**  
Denis P. Swierz, S. #8062



2/25/02  
Date:

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY [Signature]  
2-27-2002

# PLAT OF SURVEY FOR B. COOPER

STATE OF OHIO  
MUSKINGUM COUNTY  
SPRINGFIELD TOWNSHIP,  
NORTHEAST QUARTER OF  
SECTION 3, TOWNSHIP 15 NORTH,  
RANGE 14 WEST

C. LUBY  
DR 1043-62

W. HARRIS  
DR 859-178

B. COOPER  
OR 1562-442  
± 21.70 ACRES

P. VANWYE  
OR 1134-897

J. JAMES  
DR 1020-519

D. SHEPPARD  
OR 1138-227

C. & R. BALDERSON  
OR 1126-927

SOUTHEAST CORNER OF  
LOT 21 OF VALLEY DALE  
SUBDIVISION  
(PLAT BOOK 9, PAGE 10)

S. BAUER  
OR 1153-558

G. & B. HANDSHY  
DR 1019-92

K. COOPER  
OR 1142-956

N. MAXWELL  
OR 1161-605

CHD. BRG =  $N67^{\circ}52'57''W$   
CHORD 40.07ft  
RADIUS 386.17ft  
DELTA =  $05^{\circ}56'52''$

CENTERLINE OF PINKERTON ROAD (CR 125)

200 0 200 400 600

Scale 1" = 200'

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
2-27-2002

ALL OF PARCEL NO. : 62-62-68-02-08-000

BASIS OF BEARING:  
BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE  
USED TO DENOTE ANGLES ONLY.

PERTINENT DOCUMENTS AND SURVEYS USED:  
1. DEED REFERENCES SHOWN  
2. TAX MAPS  
3. SURVEY RECORDS FOUND IN THE MUSKINGUM  
COUNTY ENGINEERS OFFICE, ZANESVILLE, OHIO

## LEGEND

- ⊙ IRON PIN SET  $5/8"$  x 30" W/ CAP MARKED (SWIERZ 8062)
- IRON PIPE FOUND
- IRON PIN FOUND
- AXLE FOUND
- POINT
- \*-X- EXISTING FENCE

**DADECO**  
ENGINEERING

715 RICHEY ROAD  
ZANESVILLE, OHIO 43701  
(740) 452-7262

I HEREBY CERTIFY THIS PLAT  
TO BE CORRECT AS SURVEYED  
BY DADECO ENGINEERING  
FEBRUARY 2002



~~OFFICIAL SURVEYABLE~~  
~~NOT RECONSIDERABLE~~  
DENIS P. SWIERZ  
PS# 8062

B. COOPER  
PLAT OF  
SURVEY

DATE 02/25/02