

Byron M. Wheeler, Trustee  
OR 2436-245  
Parcel No. 25-95-13-01-000  
Split Parcel No. 1 +/-3.395 acres

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, and being a part of the Northeast Quarter of Section 13, Township 18, Range 15, Congress Lands East of the Scioto; and being a part of lands now owned by Byron M. Wheeler, Trustee as recorded in Muskingum County Official Record 2436, Page 245, and being more particularly described as follows:

Beginning at a stone found on the Northeast corner of the Northeast Quarter of Section 13, Hopewell Township, said corner being the common corner of Sections 12 and 13 of Hopewell Township, and Sections 7 and 18 of Springfield Township; and the northeast corner of said lands now owned by Byron M. Wheeler, Trustee (OR 2436-245) and the northwest corner of lands now owned by Robert M. and Rita M. Wion (DR 663-139);

thence along the east line of said Wheeler's lands and the east line of said Section 13, South 03 degrees 58 minutes 34 seconds West 290.48 feet to the centerline of Coopermill Road (CR-71, R/W 40'), passing an iron pin set at 275.48 feet;

thence along said centerline of Coopermill Road, the following two courses:

- 1) a curve to the right having a radius of 1879.83 feet, a chord bearing North 66 degrees 54 minutes 33 seconds West a distance of 816.75 feet to a point;
- 2) North 54 degrees 21 minutes 43 seconds West 53.26 feet to a point on the south line of lands now owned by Rodney D. and Amy J. McDaniel (DR 1155-931);

thence along said McDaniels' south line, South 85 degrees 40 minutes 41 seconds East 817.07 feet to the place of beginning, passing an iron pin set at 30.00;

containing 3.395 acres, more or less, subject to all easements and right of ways, written or implied.

Iron pins set are 5/8 inch x 30 inch long rebar with a plastic ID cap.

Bearings are based on Ohio State Plane Coordinate System, NAD 83, South Zone, Grid South, as per GPS observations made on December 28, 2021.

This description is written based on a survey completed January 11, 2022 by Timothy H. Linn, PS, Reg. No. 7113.

**OFFICE COPY**

~~NOT RECORDABLE~~  
Timothy H. Linn, PS, Reg. No. 7113

1/12/22  
Date



Parcel No. 25-95-13-01-000 +/- 3.395 ac.  
APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

DESCRIPTION  
APPROVED  
By: Timothy H. Linn

1/14/22  
Date Fee Paid