

62-22-01-38
3720 COOPERMILL RD
62-43-01-01

DESCRIPTION OF A 7.196 ACRE (MORE OR LESS) TRACT

Situate in the State of Ohio, County of Muskingum, Township of Springfield, and being a part of the Southeast Quarter of Section # 9, Township 16 North, Range 14 West and part of the Northeast Quarter of Section # 16, Township 16 North, Range 14 West of the Congress Lands East of the Scioto River, and being part of Parcel # 62-22-01-38 and all of parcel # 62-43-01-01, which was last conveyed to Craig R. Fluharty in Deed Volume # 1151, Page # 864 of Muskingum County Records, and being more particularly bounded and described as follows:

Beginning at an iron pin found at the Southeast corner of Section # 9, Township 16 North, Range 14 West, thence along the east line of Section # 16, South 09 degrees 24 minutes 34 seconds West 333.00 feet to an iron pin set; thence along D. Paxton property (Vol. 1534, Pg. 293), South 69 degree 56 minutes 53 seconds West 518.00 feet to an iron pin set; thence along J. Sims property (Vol. 1556, Pg. 40), North 14 degrees 15 minutes 31 seconds East 581.00 feet to an iron pin set on the north line of the Section # 16; thence along said line, North 81 degrees 51 minutes 08 seconds West 119.71 feet to an iron pin found; thence North 50 degrees 03 minutes 47 seconds East 466.21 feet to an iron pin set; thence along a new line crossing Craig R. Fluharty (Vol. 1151, Pg. 865) S 69 degrees 11 minutes 04 seconds East 217.18 feet to an iron pin set on the east line of Section # 9; thence along said east line South 08 degrees 27 minutes 33 seconds West 299.30 feet to an iron pin found at the Place of Beginning.

Containing 7.196 Acres, more or less, subject to all easements, restrictions, or right of ways, either written or implied. All iron pins set are 30 inch long by 5/8 inch diameter rebar with a yellow cap labeled "Binckley" S - 7879.

Also the following ingress and egress easement;

Beginning for reference at an iron pin found at the Southeast corner of Section # 9, Township 16 North, Range 14 West, thence along the east line of Section # 9, North 08 degrees 27 minutes 33 seconds East 299.30 feet to an iron pin set and the True Place of Beginning; thence North 69 degree 11 minutes 04 seconds West 109.67 feet to an iron pin set; thence North 56 degrees 17 minutes 32 seconds West 97.76 feet to an iron pin set; thence North 50 degrees 03 minutes 47 seconds East 25.50 feet to a point; thence South 56 degrees 17 minutes 32 seconds East 197.49 feet to an iron pin set and the True Place of Beginning.

Bearings contained herein are assumed on the East line of Section # 9 as being South 08 degrees 27 minutes 33 seconds West and are for angular calculations only.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY [Signature]

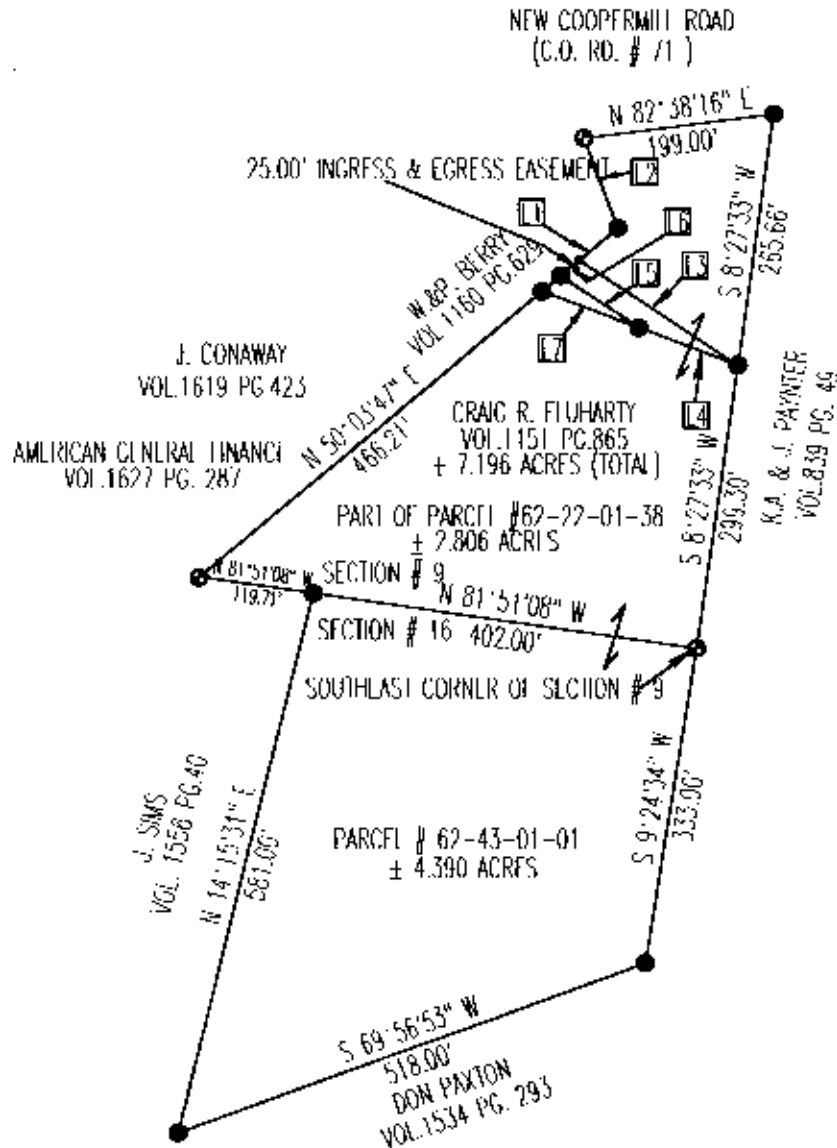
7-29-2012

Office of Professional Surveying
**OFFICE COPY
NOT RECORDABLE**
Donald E. Bland
Ohio Professional Surveyor #4182

BINCKLEY LAND SURVEYING

6375 WINDSONG WAY NASHPORT OHIO 43830
(740) 455-3736 FAX (740) 455-9149

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF SPRINGFIELD, AND BEING PART OF THE SOUTHEAST QUARTER OF SECTION # 9, AND THE NORTHEAST QUARTER OF SECTION # 16, TOWNSHIP 16 NORTH, RANGE 14 WEST OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, AND BEING ALL OF PARCEL # 62-43-01-01 AND PART OF PARCEL # 62-22-01-38, WHICH WAS LAST CONVEYED TO CRAIG R. FLUHARTY IN VOLUME 1151, PAGE 864 OF MUSKINGUM COUNTY RECORDS.



LEGEND

- IRON PIN SET
- IRON PIN FOUND

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *[Signature]*
7-27-2007

NOTE THIS TRACT IS TO BE TRANSFER TO AN ADJOINER, AND IS VOID UNLESS TRANSFERRED TO AN ADJOINER

SCALE 1" = 200'



REFERENCES: TAX MAPS, DILLS OF RECORD, PLAT OF CLEVELAND SUBDIVISION (P.B. # 9, PG. 53), AND PREVIOUS SURVEYS BY C.R. HARKNESS DATED 12-27-1999.

BASIS OF BEARING: BEARINGS ON THIS PLAT ARE BASED ON THE EAST LINE OF SECTION # 9 AS BEING S 08°27'33" W AND ARE FOR ANGULAR CALCULATION ONLY.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED BY ME ON JULY 22ND, 2002 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

**OFFICE COPY
NOT RECORDABLE**

DONALD H. BUCKLEY II P.S. 7879 DATE

LINE DATA		
Id	Bearing	Distance
11	N 50°03'47" E	103.06'
12	N 28°03'27" W	130.33'
13	S 56°17'32" E	137.49'
14	N 69°11'04" W	139.67'
15	N 56°17'32" W	97.76'
16	N 50°03'47" E	25.50'
17	S 69°11'04" E	102.51'