

DESCRIPTION OF SURVEY FOR SHARON BAUER

JOB#924

Situated in the State of Ohio, County of Muskingum, Township of Springfield:

Being part of the Northeast Quarter, of Section #3, Township #15, Range #14, of the Congress Lands East of the Scioto River, being part of the Betty Cooper property described in deed reference Deed Book Volume 485, Page 610 of said county's deed records, known as Muskingum County Auditor's Parcel Number 62-68-02-08-000, and more particularly described as follows;

Commencing at a stone (found) at the center of Section #3; thence **N 02 45 10 E 1505.85 feet** along the common line for the Northeast and Northwest Quarters of Section #3 to the Northwest corner of the G & B Handshy property recorded in deed reference Deed Book Volume 1019, Page 92, also being the place of beginning for the property herein intended to be described;

- #1- thence **N 02 45 10 E 630.55 feet** continuing along the common line for said Northeast and Northwest Quarters of Section #3 to an iron pin (set);
- #2- thence **S 87 14 50 E 200.00 feet** into the Northeast Quarter and Betty Cooper property to an iron pin (set);
- #3- thence **S 02 45 10 W 588.29 feet** continuing through said Betty Cooper property to an iron pin (set);
- #4- thence **S 08 32 50 W 90.35 feet** continuing through said Betty Cooper property to an iron pipe (found) at the Northeast corner of said Handshy property;
- #5- thence **N 73 14 10 W 196.73 feet** along the North line of said Handshy property, passing an iron pipe (found) at 196.11 feet, **containing 3.00 acres.**

INCLUDING AND EXTENDING AN EASEMENT:

Including and extending an easement recorded in deed reference Deed Book Volume 1019, Page 92 and more particularity described as follows;

Commencing at a stone (found) at the center of Section #3; thence **N 02 45 10 E 1035.76 feet** along the common line for the Northeast and Northwest Quarters of Section #3 to the center of Pinkerton Road; thence **S 70 25 30 E 115.31 feet** along the center of said road to the Southeast corner of C & R Balderson property recorded in deed reference Deed Book Volume 1126, Page 927, also being the place of beginning for the easement herein intended to be described;

- #1- thence **N 19 00 10 E 200.00 feet** along the East line of said Balderson property and West line of said existing easement to an axle (found) at a common corner for said Balderson property and the G & B Handshy property recorded in deed reference Deed Book Volume 1019, Page 92, passing an axle (found) at 20.00 feet;
- #2- thence **N 08 32 50 E 243.05 feet** along the East line of said Handshy property and West line of said existing easement to an iron pipe (found) at the Northeast corner of said Handshy property, being the Southeast corner of the 3.00 acre parcel described above, and the Northwest corner of said existing easement;
- #3- thence **N 08 32 50 E 90.35 feet** along an East line of said 3.00 acre parcel and extending said easement to an iron pin (set);
- #4- thence **N 02 45 10 E 588.29 feet** continuing along an East line of said 3.00 acre parcel and extending said easement to an iron pin (set) at the Northeast corner of said 3.00 acre parcel;
- #5- thence **S 87 14 50 E 40.00 feet** continuing through said Betty Cooper property to an iron pin (set);
- #6- thence **S 02 45 10 W 590.31 feet** continuing through said Betty Cooper property to an iron pin (set);
- #7- thence **S 08 33 00 W 98.15 feet** continuing through said Betty Cooper property to the Northeast corner of the existing easement;

- #8- thence **S 08 38 30 W 243.12 feet** along the East line of said existing easement to an iron pipe (found) at the Northwest corner of the K Cooper property recorded in deed reference Deed Book Volume 1142, Page 956;
- #9- thence **S 18 59 50 W 203.61 feet** along the West line of said K Cooper property and East line of said existing easement to the center of said Pinkerton Road, passing an iron pin (found) at 176.40 feet;
- #10- thence along the center of said road **with a curve to the left** having a chord bearing **N 67 53 40 W 40.08 feet**, a radius of 386.17 feet, and arc length of 40.10 feet to the place of beginning.

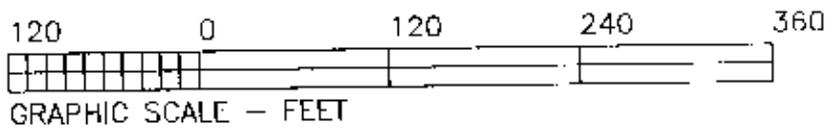
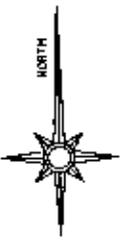
The bearings within the description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.#6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on February 11, 1999, 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 all or any easements of record, nor encroachments unless otherwise indicated.

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Charles R. Harkness P.L.S. #6885

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY W.S.B.

2-17-99



LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- ⊙ PIPE (FOUND)
- ⊠ AXLE (FOUND)
- STONE (FOUND)

The bearings on this plat are based on State Plane Coordinate Grid as derived from a Solar Observation (Local Hour Angle Method).

Situated in the State of Ohio, County of Muskingum, Township of Springfield:

Being part of the Northeast Quarter, of Section #3, Township #15, Range #14, of the Congress Lands East of the Scioto River, being part of the Betty Cooper property described in deed reference Deed Book Volume 485, Page 610 of said county's deed records, known as Muskingum County Auditor's Parcel Number 62-68-02-08-000;

INCLUDING AND EXTENDING AN EASEMENT:
Including and extending an easement recorded in deed reference Deed Book Volume 1019, Page 92 running from Pinkerton Road (County Road #125) through the Betty Cooper property and along the East lines of the C & R Balderson property recorded in deed reference Deed Book Volume 1126, Page 927, the G & B Handshy property recorded in deed reference Deed Book Volume 1019, Page 92;

SURVEYOR'S NOTES & REFERENCES NOT LISTED:
Muskingum County Tax Maps and Orthophotos of the area. USGS Topo Map (Zanesville West). Survey of the Betty Cooper property completed by Charles R. Harkness PLS #6885 on June 16, 1993. Survey of the K Cooper property completed by Charles R. Harkness PLS #6885 on November 21, 1997.
Note #1- Existing easement described in deeds of the area.

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER
BY *[Signature]*
2-17-99

CURVE DATA ALONG CR #125 FOR EASEMENT

RADIUS	LENGTH	CHORD	CH. BEARING
386.17'	40.10'	40.08'	N 67°53'40"W

Betty Cooper
DB Vol. 485, Page 610.
PARCEL #62-68-02-08-000

K Cooper
DB Vol. 1142,
Page 956.

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey and is intended to be used for the legal transfer of property shown and does not intend to show all or any encroachments, nor encroachments unless otherwise indicated.

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Sharon Bauer Pinkerton Road, Zanesville, Ohio 43701		HARKNESS SURVEYING & MAPPING, INC. 768 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE/FAX (740) 454-6367	
SURVEYED: 2/11/1999	DRAWN: 2-12-1999	JOB: #924 DRAWING: Plat #01	
SECTION: #3 TWP: #15 RANGE: #14 TWP: Springfield COUNTY: Muskingum OHIO			

Valley Dale Subdivision
Plat Book 9, Page 10.

W. Harris
DB Vol. 859,
Page 178.

Lot #20

Lot #21

Pinkerton Road
(CR RD #125)

NW Qtr Sec #3
NE Qtr Sec #3

N 02°45'10"E 630.55'

Betty Cooper
DB Vol. 485,
Page 610.

Part of Parcel
#62-68-02-08-000
3.00 Acres

S 87°14'50"E
200.00'

40.00'

S 02°45'10"W 588.29'
S 02°45'10"W 590.31'

Extended Easement

POB

N 73°14'10"W 186.73'

S 08°32'50"W 90.35'

S 08°33'00"W 98.15'

G & B Handshy
DB Vol. 1019,
Page 92.

C & R
Balderson
DB Vol. 1126,
Page 927.

Betty Cooper
DB Vol. 1010,
Page 567.

Center of Sec #3

N 08°32'50"E 243.05'

S 08°38'30"W 243.12'

N 19°00'10"E 200.00'

S 18°59'50"W 203.61'

S 70°25'30"E 115.31'

S 27°21' 21.94'

S 22.02'

1036.76'

CURVE DATA

Existing Easement See Note #1