

62-20-01-22-003

5275 OLD COOPERMILL RD

DEED DESCRIPTION  
3.21 ACRES  
KAY WEAVER PROPERTY { PART }  
AUDITOR' S PARCEL 62- 20 - 01 - 22 - 002 { PART }

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION # 8, TOWNSHIP 16 NORTH, RANGE 14 WEST, CONGRESS LANDS, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO [ ALSO BEING A PART OF A 9.73 + - ACRE TRACT OF THE PROPERTY OF KAY WEAVER OF DEED BOOK 1662, PAGE 427 OF THE MUSKINGUM COUNTY RECORDER ] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING RAILROAD SPIKE IN THE EXISTING PAVEMENT OF, ASPHALT SURFACED, COUNTY ROAD 142 { A. K. A. OLD COOPERMILL ROAD } MARKING THE SOUTHWEST CORNER OF THE AFORESAID "KAY WEAVER" PROPERTY [ SAID "EXISTING RAILROAD SPIKE" BEARS N 50° 08' 18" E 1034.99 FEET, A MEASURED DISTANCE, FROM AN EXISTING CORNER STONE MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST CORNER OF SECTION # 8 ]

[ THE FOLLOWING 3.21 ACRE PARCEL TO BE DESCRIBED IS BOUNDED ON THE SOUTH BY THE PROPERTY OF CLATA O. LUBURGH OF DEED BOOK 1612, PAGE 56, BOUNDED ON THE WEST BY THE PROPERTY OF JAMES A. GOURLEY OF DEED BOOK 1662, PAGE 433 AND IS BOUNDED ON THE NORTH AND THE EAST BY THE AFORESAID "KAY WEAVER" PROPERTY ]

THENCE, FROM SAID PLACE OF "BEGINNING", LEAVING "COUNTY ROAD # 142", N 32° 43' 23" W 468.55 FEET, IN THE EAST BOUNDARY OF THE AFORESAID "GOURLEY" PROPERTY, TO AN IRON PIN SET [ SAID "IRON PIN SET" BEARS S 32° 43' 23" E 483.73 FEET FROM AN EXISTING, REFERENCE, IRON PIN MARKING THE NORTHWEST CORNER OF THE AFORESAID "KAY WEAVER" PROPERTY ], PASSING A REFERENCE IRON PIN SET AT 60.00 FEET;

THENCE, LEAVING SAID "GOURLEY" BOUNDARY, N 60° 44' 23" E 321.10 FEET TO AN INACCESSIBLE POINT IN THE CENTER OF HIBBS RUN [ an existing stream ], PASSING IRON PINS SET AT 50.00 FEET AND 245.30 FEET;

THENCE THE FOLLOWING SEVEN [ 7 ] COURSES ARE TO INACCESSIBLE POINTS IN THE CENTER OF "HIBBS RUN":

COURSE # 1 = S 25° 18' 00" E 30.00 FEET;

COURSE # 2 = S 49° 49' 00" E 50.00 FEET;

COURSE # 3 = S 10° 00' 00" E 74.00 FEET;

COURSE # 4 = S 32° 45' 00" E 79.00 FEET;

COURSE # 5 = S 3° 37' 00" E 54.00 FEET;

COURSE # 6 = S 30° 56' 00" E 75.00 FEET;

COURSE # 7 = S 42° 11' 00" E 44.00 FEET;

THENCE S 58° 00' 00" E 74.36 FEET TO A POINT IN THE EXISTING PAVEMENT OF AFORESAID "COUNTY ROAD # 142" [ "OLD COOPERMILL ROAD" ] [ SAID POINT BEARS N 81° 17' 02" E 42.97 FEET FROM A REFERENCE IRON PIN SET;

THENCE, WITH SAID "COUNTY ROAD # 142" [ "OLD COOPERMILL ROAD" ] AND IN THE NORTHERLY BOUNDARY OF THE AFORESAID "LUBURGH" PROPERTY, 313.54 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 2200.00 FEET AND WITH A CHORD OF WHICH BEARS S 58° 49' 02" W 313.27 FEET TO AN "EXISTING RAILROAD SPIKE" AND THE "PLACE OF BEGINNING" OF THIS 3.21 ACRE PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 3.21 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

ALL BEARINGS DESCRIBED HEREIN ARE BASED ON THE NORTH BOUNDARY OF A 9.73 +- ACRE TRACT OF THE PROPERTY OF "KAY WEAVER", OF DEED BOOK 1662, PAGE 427, AS BEING S 89° 29' 16" E ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIBED "3.21 ACRE PARCEL" IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON AUGUST 15, 2002.

THE ABOVE DESCRIBED "3.21 ACRE PARCEL" IS SUBJECT TO AN, 30.00 FEET WIDE, ACCESS EASEMENT FOR INGRESS AND EGRESS, PRESENTLY TO BE RETAINED BY THE GRANTOR OF THE "3.21 ACRE PARCEL". FEE TITLE TO SAID ACCESS EASEMENT WILL BE WITH THE GRANTEE OF SAID "3.21 ACRE PARCEL".

## ACCESS EASEMENT [ 30.00 FEET WIDE ]

ACCESS EASEMENT DESCRIPTION  
3.21 ACRES [ PART ]  
KAY WEAVER PROPERTY { PART }  
AUDITOR' S PARCEL 62- 20 - 01 - 22 - 002 { PART }

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION # 8, TOWNSHIP 16 NORTH, RANGE 14 WEST, CONGRESS LANDS, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO [ ALSO BEING A PART OF A 9.73 +- ACRE TRACT OF THE PROPERTY OF KAY WEAVER OF DEED BOOK 1662, PAGE 427 OF THE

MUSKINGUM COUNTY RECORDER ] AND SAID "ACCESS EASEMENT" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

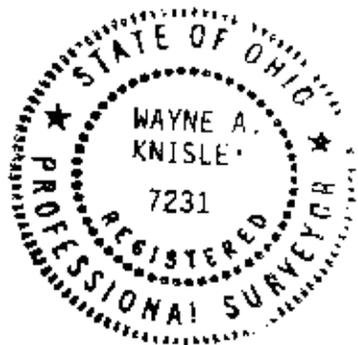
**BEGINNING** AT A MAG NAIL SET IN THE EXISTING PAVEMENT OF, ASPHALT SURFACED, COUNTY ROAD 142, { A. K. A. OLD COOPERMILL ROAD } IN THE SOUTH BOUNDARY OF A CERTAIN 9.73 + - ACRE TRACT, OF THE AFORESAID "KAY WEAVER" PROPERTY { SAID "MAG NAIL SET" BEARS N 51° 49' 49" E 1243.54 FEET, A MEASURED DISTANCE, FROM AN EXISTING CORNER STONE MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST CORNER OF SECTION # 8 ]

[ THE FOLLOWING COURSE TO BE DESCRIBED MARKS THE WEST BOUNDARY OF SAID, 30.00 FEET WIDE, ACCESS EASEMENT. THE EAST BOUNDARY OF SAID ACCESS EASEMENT WILL BE 30.00 FEET RIGHT OF AND PARALLEL TO THE FOLLOWING COURSE TO BE DESCRIBED ]

THENCE FROM THE "PLACE OF BEGINNING" [ "MAG NAIL SET" IN "COUNTY ROAD # 142" ] OF THIS ACCESS EASEMENT, LEAVING "COUNTY ROAD # 142" [ "OLD COOPERMILL ROAD" ], N 28° 33' 00" W 465.55 FEET TO AN IRON PIN SET AND THE TERMINUS OF THIS ACCESS EASEMENT, PASSING AN IRON PIN SET AT 33.36 FEET.

SEE THE PLAT ATTACHED.

OFFICE SURVEYING  
P. O. BOX 100, SOMESET, OHIO 43783  
PH. 740-743-2143 FAX 740-2660  
**NOT RECORDED**  
WAYNE A. KNISLE  
OHIO P. S. # 7231  
DATE : AUGUST 15, 2002



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY [Signature]  
9-11-2002

**PLAT-OF-SURVEY**

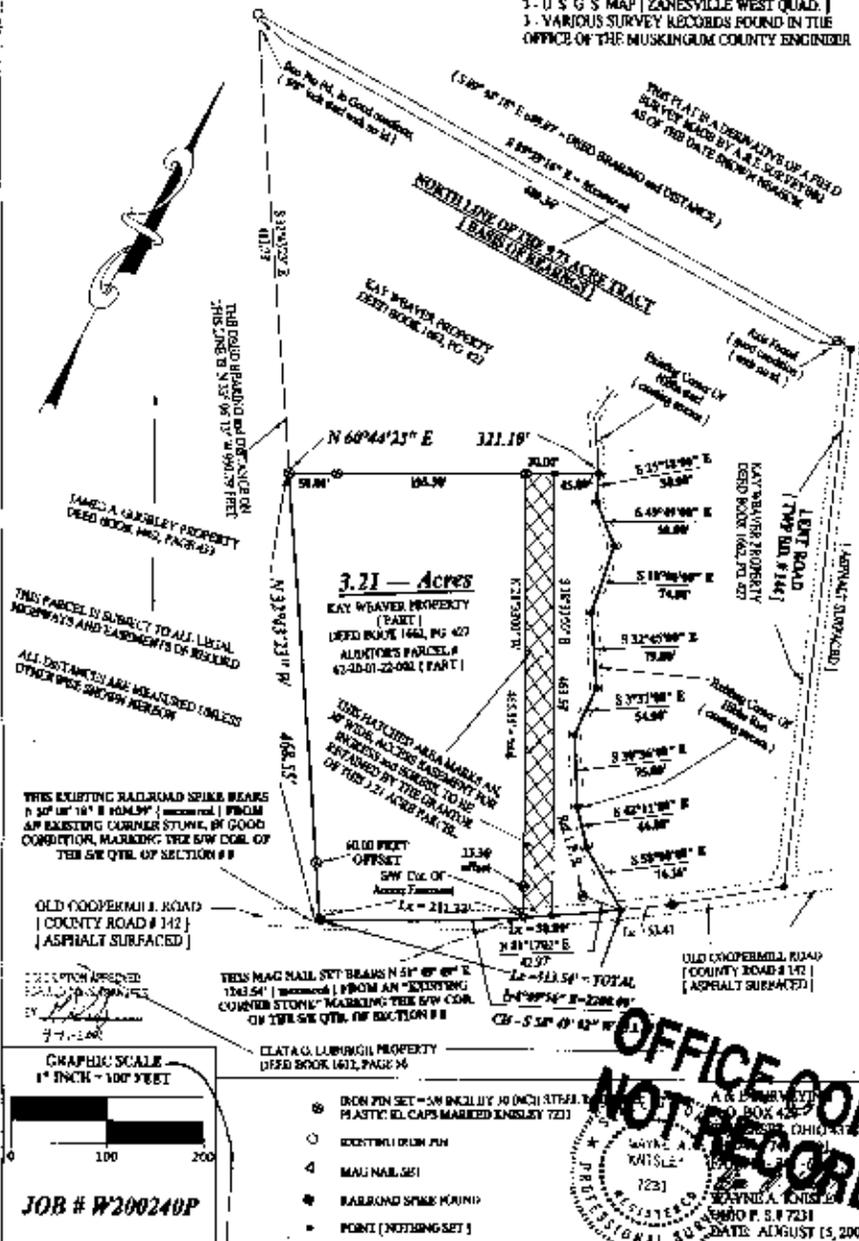
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION # 8, TOWNSHIP 14 NORTH, RANGE 14 WEST, CONGRESS LANDS, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO, ALSO BEING A PART OF A 3.84 ACRE TRACT OF THE PROPERTY OF KAY WEAVER OF DEED BOOK 1642, PAGE 427 OF THE MUSKINGUM COUNTY RECORDER, ADDITION'S PARCELS 2-21-22-23-24 (PART)

**BASIS - OF - BEARINGS**

ALL BEARINGS SHOWN HEREIN ARE BASED ON THE NORTH LINE OF A CERTAIN 73 ACRE TRACT, OF THE PROPERTY OF "KAY WEAVER", AS BEING S 89° 29' 16" E. ALL BEARINGS SHOWN HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DEDUCE ANGLES ONLY.

**PERTINENT DOCUMENTS AND SOURCES OF DATA USED:**

- 1 - DEED REFERENCES AS SHOWN HEREON
- 2 - SPRINGFIELD TWP. TAX MAPS
- 3 - U. S. G. S. MAP | ZANESVILLE WEST QUAD. |
- 4 - VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER



**OFFICE COPY NOT RECORDABLE**

DATE: AUGUST 15, 2002

REDUCED TO 1"=200'

GRAPHIC SCALE  
1" INCH = 100 FEET

JOB # W200240P

- IRON PIN SET - 5/8 INCH DIA. (NO. 3 STEEL) WITH PLASTIC EL. CAPS MARKED KINSLEY 7231
- IRON NAIL SET
- ▲ MANG. NAIL SET
- ◆ RAILROAD SPIKE NAIL SET
- POINT (NOTHING SET)